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SF
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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JANUARY 7, 1982
ROOM 282, CITY HALL
1:00 P.M.

PRESENT: Commissioners Bierman, Boas, Klein, Nakashima,
Rosenblatt, Salazar and Sklar.

ABSENT: None.

11:30 A.M.

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE
CONSIDERATION BY THE CITY PLANNING COMMISSION.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

CONSIDERATION OF ENVIRONMENTAL REVIEW REQUIREMENT FOR
4 SINGLE-FAMILY DWELLINGS, 335 EDGEHILL WAY, CASE NO.
EE80.293. AN ENVIRONMENTAL IMPACT REPORT REQUIREMENT WAS
REQUIRED NOVEMBER 16, 1980 BECAUSE OF PROPOSED ACQUISITION
AS OPEN SPACE WHICH PROPOSAL HAS SINCE BEEN DROPPED.

Passed motion of intent to approve and to continue to
January 14, 1982.
Vote 7-0

CONSIDERATION OF ENDORSEMENT OF THE DECISION OF THE
DIRECTOR OF PLANNING TO GRANT, TO MARATHON DEVELOPMENT
CALIFORNIA, INC., HOUSING DEVELOPMENT CREDIT UNDER THE
DOWNTOWN OFFICE HOUSING PRODUCTION PROGRAM.

Passed motion indicating no objection to decision of the
Director of Planning.

B. Commissioners Questions and Matters

1:30 P.M.

2. 81.419D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 7912639 FOR 101 MISSION STREET, ALSO KNOWN AS 100 SPEAR STREET, LOT 1 IN ASSESSOR'S BLOCK 3717, FOR CONSIDERATION OF DESIGN CHANGES FOR A 21-STORY OFFICE BUILDING OF APPROXIMATELY 215,000 SQUARE FEET IN THE C-3-O (DOWNTOWN OFFICE) DISTRICT, WHICH WAS PREVIOUSLY AUTHORIZED BY THE CITY PLANNING COMMISSION ON AUGUST 27, 1981, RESOLUTION NO. 9123.

Approved Resolution No. 9269 Vote 7-0

3. 81.392Q - 2300 SUTTER STREET, NORTHWEST CORNER AT SCOTT STREET, LOT 36 IN ASSESSOR'S BLOCK 1051, REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 16-UNIT COMMERCIAL CONDOMINIUM CONVERSION SUBDIVISION IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Regular Meeting of December 3, 1981)

Passed motion to continue to January 21, 1982.
Vote 7-0

2:00 P.M.

4. 81.529Q - 1360 MONTGOMERY STREET, LOT 37 IN ASSESSOR'S BLOCK 106, REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AND CONSIDERATION OF REQUESTED EXCEPTION FROM SECTION 1341 OF THE SUBDIVISION CODE REGARDING LOW-MODERATE INCOME PRICE RESTRICTIONS, FOR A 13-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to January 21, 1982.
Vote 7-0

5. 81.128EC - 1212 COLUMBUS AVENUE, NORTHEAST SIDE, BOUNDED BY NORTHPOINT, JONES AND BAY STREETS, LOTS 1 AND 2 IN ASSESSOR'S BLOCK 28, REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT UNDER SECTIONS 303 AND 304 OF THE CITY PLANNING CODE TO PERMIT A STRUCTURE OF APPROXIMATELY 43 FEET IN HEIGHT FOR A MAXIMUM OF 30 PERCENT OF THE ROOF AREA IN A 40-X HEIGHT AND BULK DISTRICT, AND UNDER SECTION 240.2 TO PERMIT CONSTRUCTION OF A 264-ROOM HOTEL WITH AN UNDERGROUND COMMUNITY PARKING GARAGE FOR 89 VEHICLES IN A C-2 (COMMUNITY BUSINESS) DISTRICT WITHIN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 2.

Passed motion to continue to January 28, 1982.
Vote 6-0
Absent: Commissioner Klein

2:45 P.M.

6. 81.633C - 73 PLEASANT STREET, SOUTH SIDE BETWEEN JONES AND TAYLOR STREETS, LOT 16 IN ASSESSOR'S BLOCK 221, REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A STRUCTURE OVER 40 FEET IN HEIGHT (APPROXIMATELY 53 FEET) IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Approved/Conditions
Vote 7-0

Resolution NO. 9270

7. REPORT OF FILING AND CONSIDERATION OF APPROPRIATENESS OF PUBLIC HEARING CONCERNING ABBREVIATED INSTITUTIONAL MASTER PLAN FOR THE CALIFORNIA INSTITUTE OF INTEGRAL STUDIES, 2494 - 21ST STREET.

Passed motion to continue to January 21, 1982.

Vote 6-0

Absent: Commissioner Klein

8. 81.614C - 1335 GUERRERO STREET, EAST SIDE BETWEEN 25TH AND 26TH STREETS, LOT 26 IN ASSESSOR'S BLOCK 6532, REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A POST-SECONDARY EDUCATIONAL INSTITUTION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to January 21, 1982.

Vote 6-0

Absent: Commissioner Klein

3:30 P.M.

9. 81.598D - 623-625 - 47TH AVENUE, WEST SIDE BETWEEN ANZA STREET AND SUTRO HEIGHTS AVENUE, LOT 5 IN ASSESSOR'S BLOCK 1590 IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8104731 FILED 5-26-81; PROPOSAL TO CONSTRUCT A TWO-UNIT, FOUR-STORY RESIDENTIAL BUILDING.

Passed motion to continue to February 11, 1982.

Vote 6-0

Absent: Commissioner Klein

3:30 P.M. (Cont)

10. 81.598D - 623-625 - 47TH AVENUE, WEST SIDE BETWEEN ANZA STREET AND SUTRO HEIGHTS AVENUE, LOT 5 IN ASSESSOR'S BLOCK 1590 IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8104731 FILED 5-26-81; PROPOSAL TO CONSTRUCT A TWO-UNIT, FOUR-STORY RESIDENTIAL BUILDING.

Passed motion to continue to February 11, 1982.

Vote 6-0

Absent: Commissioner Klein

11. 81.521U - 2163 FILBERT STREET, SOUTH SIDE BETWEEN WEBSTER AND FILLMORE STREETS, REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT 3,650 SQUARE FEET OF COMMERCIAL SPACE IN A C-2 (COMMUNITY BUSINESS) DISTRICT WITHIN THE UNION STREET SPECIAL USE DISTRICT.

Approved/Conditions Resolution No. 9271

Vote 6-0

Absent: Commissioner Salazar

12. 81.458U - 1725 UNION STREET, NORTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 1B IN ASSESSOR'S BLOCK 544, REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT 4,760 SQUARE FEET OF COMMERCIAL SPACE IN THE UNION STREET SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of December 17, 1981)

Passed motion to continue to February 4, 1982.

Vote 6-0

Absent: Commissioner Klein

13. 81.271UD - 2200 UNION STREET, NORTHWEST CORNER AT FILLMORE STREET, LOT 10 IN ASSESSOR'S BLOCK 534; DISCRETIONARY DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8110111 TO PERMIT THE RELOCATION OF A SAVINGS AND LOAN.

Approved/Conditions Resolution No. 9272

Vote 6-0

Absent: Commissioner Klein

4:15 P.M.

14. 81.608ZE - 2165-2169 MISSION STREET, EAST SIDE BETWEEN 17TH AND 18TH STREETS, LOT 35 IN ASSESSOR'S BLOCK 3575, REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A C-2 (COMMUNITY BUSINESS) TO A C-M (HEAVY COMMERCIAL) DISTRICT.

NOTE: THE DEPARTMENT WILL RECOMMEND POSTPONEMENT TO THE REGULAR MEETING OF JANUARY 14, 1982.

Passed motion to continue to January 14, 1982.

Vote 5-0

Absent: Commissioner Klein

Abstained: Commissioner Salazar

15. ZM81.7 - 260 CAPP STREET, WEST SIDE BETWEEN 17TH AND 18TH STREETS, A PORTION OF LOT 36 IN ASSESSOR'S BLOCK 3575, REQUEST FOR RECLASSIFICATION OF PROPERTY FROM AN RH-3 (HOUSE, THREE-FAMILY) TO A C-M (HEAVY COMMERCIAL) DISTRICT.

NOTE: THE DEPARTMENT WILL RECOMMEND POSTPONEMENT TO THE REGULAR MEETING OF JANUARY 14, 1982.

Passed motion to continue to January 14, 1982.

Vote 5-0

Absent: Commissioner Klein

Abstained: Commissioner Salazar

16. ZM80.50 - 201-265 DUBOCE AVENUE, SOUTH SIDE BETWEEN GUERRERO AND MARKET STREETS, LOTS 61 THROUGH 65 AND 67 IN ASSESSOR'S BLOCK 3534, REQUEST FOR RECLASSIFICATION OF PROPERTY FROM AN RH-3 (HOUSE, THREE-FAMILY) TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) OR AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT.

Disapproved Resolution No. 9273 Vote 6-0

Absent: Commissioner Klein

17. 81.643C - 222 SANSOME STREET, EAST SIDE BETWEEN CALIFORNIA AND PINE STREETS, LOT 13 IN ASSESSOR'S BLOCK 261, REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO CONTINUE USE OF A PREVIOUSLY AUTHORIZED (CU78.61) PARKING LOT IN A C-3-O (DOWNTOWN OFFICE) DISTRICT.

Approved/Conditions Resolution No. 9274

Vote 6-0

Absent: Commissioner Klein

4:15 P.M. (Cont)

18. 81.595C - 1396 LA PLAYA STREET, NORTHEAST CORNER AT JUDAH STREET, LOT 20 IN ASSESSOR'S BLOCK 1803, REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR PERMISSION TO REMAIN OPEN AFTER 10:00 P.M. FOR A NON-CONFORMING USE BAR IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9275
Vote 6-0

Absent: Commissioner Klein

19. EE80.305 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR 244-246-248 ULLOA STREET, LOTS 22, 23 AND 24 IN ASSESSOR'S BLOCK 2936B; PROPOSAL TO CONSTRUCT 4 SINGLE-FAMILY HOMES REQUIRING A VARIANCE. (VZ80.133)

Appeal withdrawn - No Action required.

Adjourned: 6:00 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
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JANUARY 14, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS

PRESENT: Commissioners Bierman, Boas, Klein, Nakashima, Rosenblatt, Salazar and Sklar.

ABSENT: None.

12:00 NOON - EXECUTIVE SESSION TO CONFER WITH COUNSEL ON PENDING AND POSSIBLE LITIGATION.

Completed.

1:30 P.M.

I. Current Matters.

A. Director's Report

1. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO APPLY FOR, RECEIVE AND EXPEND FUNDS IN THE AMOUNT OF \$375,516 FROM THE COASTAL CONSERVANCY FOR A RECREATIONAL TRAIL WEST OF THE GREAT HIGHWAY BETWEEN SLOAT BOULEVARD AND LINCOLN WAY.

Approved Resolution No. 9276 Vote 7-0

2. CONSIDERATION OF FINAL RESOLUTION ADOPTING COMMISSION POLICY WITH RESPECT TO ENVIRONMENTAL REVIEW AND DISCRETIONARY REVIEW OF DEVELOPMENT PROPOSALS IN THE VICINITY OF 335 EDGEHILL WAY.

Approved (Modified) Resolution (EE) No. 9277
Vote 7-0

Approved (Modified) Resolution (DR) No. 9278
Vote 7-0

3. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO AN AGREEMENT WITH THE ECONOMIC DEVELOPMENT ADMINISTRATION TO AMEND THE EXISTING CONTRACT WHICH PROVIDES FOR SECTION 302(a) PLANNING ASSISTANCE FUNDS.

Approved Resolution No. 9279 Vote 7-0

1:30 P.M. (Cont)

1. Current Matters (Cont)

B. Commissioners' Questions and Matters

Passed motion unanimously appointing Mr. Mike McGill, Director of Research, San Francisco Planning and Urban Research Association, to membership on the Monitoring Panel for the focused Environmental Impact Report of proposals for changes to downtown zoning.

2:00 P.M.

2. R78.38 - ARLINGTON STREET, SOUTHEAST SIDE BETWEEN MIGUEL STREET AND HIGHLAND AVENUE, A PORTION OF LOT 23 IN ASSESSOR'S BLOCK 6689; PROPOSED SALE OF PROPERTY.

Passed motion to continue to February 11, 1982.
Vote 7-0

- 2A. ARLINGTON STREET, SOUTHEAST SIDE BETWEEN MIGUEL STREET AND HIGHLAND AVENUE, A PORTION OF LOT 23 IN ASSESSOR'S BLOCK 6689; CONSIDERATION OF ADOPTION OF A RESOLUTION INITIATING A RECLASSIFICATION FROM A P (PUBLIC USE) TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to February 11, 1982.
Vote 7-0

3. 81.696Q - 2051 SCOTT STREET, WEST SIDE BETWEEN CALIFORNIA AND SACRAMENTO STREETS, LOT 1A IN ASSESSOR'S BLOCK 1026; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AND CONSIDERATION OF PROPOSED EXCEPTION FROM THE SUBDIVISION CODE, FOR A 14-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9280
Vote 7-0

4. 81.416Q - 310 STANYAN STREET, SOUTHEAST CORNER AT McALLISTER STREET, LOT 36 IN ASSESSOR'S BLOCK 1170; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AND CONSIDERATION OF PROPOSED EXCEPTION FROM SUBDIVISION CODE SECTIONS 1341 AND 1385 REGARDING LOW-MODERATE INCOME PRICE RESTRICTIONS, FOR A 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to February 11, 1982.
Vote 7-0

3:00 P.M.

5. 81.608ZE - 2165-2169 MISSION STREET, EAST SIDE BETWEEN 17TH AND 18TH STREETS, LOT 35 IN ASSESSOR'S BLOCK 3575; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A C-2 (COMMUNITY BUSINESS) TO A C-M (HEAVY COMMERCIAL) DISTRICT.
(Continued from the Regular Meeting of January 7, 1982)

Approved Resolution No. 9281 Vote 6-0
Abstained: Commissioner Salazar

6. ZM81.7 - 260 CAPP STREET, WEST SIDE BETWEEN 17TH AND 18TH STREETS, A PORTION OF LOT 36 IN ASSESSOR'S BLOCK 3575; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM AN RH-3 (HOUSE, THREE-FAMILY) TO A C-M (HEAVY COMMERCIAL) DISTRICT.
(Continued from the Regular Meeting of January 7, 1982)

Approved Resolution No. 9282 Vote 6-0
Abstained: Commissioner Salazar

3:30 P.M.

7. 81.548D - 466 CLEMENTINA STREET, NORTH SIDE BETWEEN 5TH AND 6TH STREETS, LOTS 70 AND 71 IN ASSESSOR'S BLOCK 3732 IN A C-3-S (DOWNTOWN SUPPORT) DISTRICT; DISCRETIONARY REVIEW IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA OF BUILDING PERMIT APPLICATION NO. 8108703; PROPOSAL TO DEMOLISH THE EXISTING SHED STRUCTURE AND CONSTRUCT A THREE-STORY STORAGE/OFFICE BUILDING.

Approved/Conditions Resolution No. 9283
Vote 7-0

8. 81.599D - 3622 BRODERICK STREET, EAST SIDE BETWEEN JEFFERSON AND BEACH STREETS, LOT 3D IN ASSESSOR'S BLOCK 914 IN AN RH-3 (RESIDENTIAL, THREE-FAMILY HOUSE) DISTRICT; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8108439; PROPOSAL TO DEMOLISH A TWO-STORY SINGLE-FAMILY DWELLING AND CONSTRUCT A FOUR-STORY BUILDING CONTAINING 3 CONDOMINIUM UNITS.

Passed motion to take Discretionary Review.
Vote 7-0

3:30 P.M. (Cont)

9. 81.599D - 3622 BRODERICK STREET, EAST SIDE BETWEEN JEFFERSON AND BEACH STREETS, LOT 3D IN ASSESSOR'S BLOCK 914 IN AN RH-3 (RESIDENTIAL, THREE-FAMILY HOUSE) DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8108439; PROPOSAL TO DEMOLISH A TWO-STORY SINGLE-FAMILY DWELLING AND CONSTRUCT A FOUR-STORY BUILDING CONTAINING 3 CONDOMINIUM UNITS.

Approved/Conditions Resolution No. 9284

Vote 5-2

Voting no: Commissioners Bierman and Rosenblatt

10. 81.127U - 3572 SACRAMENTO STREET, NORTH SIDE BETWEEN LOCUST AND LAUREL STREETS, LOT 14 IN ASSESSOR'S BLOCK 1010; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT 4,370 SQUARE FEET OF COMMERCIAL SPACE IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE SACRAMENTO STREET SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of December 10, 1981)

Passed motion to continue to January 28, 1982.

Vote 7-0

11. CU80.57 - 1685-1687 MCKINNON AVENUE AND 1215 NEWHALL STREET, LOT 16 IN ASSESSOR'S BLOCK 5306; REQUEST FOR CONDITIONAL USE FOR USED PLUMBING HARDWARE AND APPLIANCE DEALER (INCLUDING OPEN STORAGE) IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of October 15, 1981)

Passed motion to continue to April 15, 1982.

Vote 6-0

Absent: Commissioner Salazar

4:15 P.M.

12. 81.523E - 7227 GEARY BOULEVARD, SOUTH SIDE BETWEEN 36TH AND 37TH AVENUE, LOT 20 IN ASSESSOR'S BLOCK 1508; APPEAL OF NEGATIVE DECLARATION FOR PROJECT CONSISTING OF THREE FOUR-STORY, 3-UNIT BUILDINGS.

Denied/Appeal

Resolution No. 9285

Vote 7-0

4:15 P.M. (Cont)

13. 81.353E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION AT 1000-1010 MONTGOMERY STREET, NORTH SIDE OF BROADWAY STREET, BETWEEN MONTGOMERY AND BARTOL STREETS, LOT 9 IN ASSESSOR'S BLOCK 143; INTERIOR ALTERATIONS TO CONVERT A 17-UNIT, FOUR-STORY RESIDENTIAL BUILDING TO COMMERCIAL SPACE, WITH POSSIBLE RETENTION OF ONE COMMERCIAL SPACE AT STREET LEVEL AND POSSIBLE PROVISION OF APPROXIMATELY 15 OFF-STREET PARKING SPACES IN A C-2 (COMMUNITY BUSINESS) DISTRICT. (Continued from the Regular Meeting of December 3, 1981)

Passed motion to continue to February 11, 1982.
Vote 7-0

14. 81.353D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103556 AT 1000-1010 MONTGOMERY STREET, NORTH SIDE OF BROADWAY STREET, BETWEEN MONTGOMERY AND BARTOL STREETS, LOT 9 IN ASSESSOR'S BLOCK 143; INTERIOR ALTERATIONS TO CONVERT A 17-UNIT, FOUR-STORY RESIDENTIAL BUILDING TO COMMERCIAL OFFICE SPACE, WITH POSSIBLE RETENTION OF ONE COMMERCIAL SPACE AT STREET LEVEL AND POSSIBLE PROVISION OF APPROXIMATELY 15 OFF-STREET PARKING SPACES IN A C-2 (COMMUNITY BUSINESS) DISTRICT. (Continued from the Regular Meeting of December 3, 1981)

Passed motion to continue to February 11, 1982.
Vote 7-0

Adjourned: 8:00 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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DOCUMENTS DEPT.

FEB 3 1982

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,
Nakashima and Salazar.

ABSENT: Commissioner Rosenblatt.

1:30 P.M.

1. Current Matters

A. Director's Report

1. PROGRESS REPORT ON FULFILLMENT OF CONDITIONS IMPOSED
BY THE CITY PLANNING COMMISSION RESOLUTION NO. 9242
ON UNITED FEDERAL SAVINGS AND LOAN, CHINATOWN AT 1066
GRANT AVENUE. (81.532D)

Informational Presentation - No Action required.

2. ENDORSEMENT OF DECLARATION OF INTENT TO IMPOSE, AS A
MANDATORY MITIGATION MEASURE IN NEW CONSTRUCTION AND
CHANGES OF USE OR OCCUPANCY, REVISED OFF-STREET FREIGHT
LOADING REQUIREMENTS AND GUIDELINES IN A MANNER
COMPLYING WITH RECOMMENDATIONS OF THE CENTER CITY
CIRCULATION PROGRAM, AND TO AUTHORIZE PREPARATION OF
AMENDMENTS TO THE CITY PLANNING CODE FOR FUTURE ADOPTION.

Approved Resolution No. 9286 Vote 5-0
Absent: Commissioners Rosenblatt and Salazar

B. Commissioners' Questions and Matters

1:45 P.M.

2. Election of Officers

IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE CITY
PLANNING COMMISSION, THE PRESIDENT AND VICE PRESIDENT OF THE
COMMISSION "SHALL BE ELECTED AT THE FIRST REGULAR MEETING OF
THE COMMISSION HELD ON OR AFTER THE 15TH DAY OF JANUARY OF
EACH YEAR, OR AT A SUBSEQUENT MEETING, THE DATE WHICH SHALL BE
FIXED BY THE COMMISSION AT THE FIRST REGULAR MEETING ON OR
AFTER THE 15TH DAY OF JANUARY EACH YEAR".

Current officers retained by unanimous vote.
Vote 5-0
Absent: Commissioners Rosenblatt and Salazar

2:00 P.M.

3. GUIDELINES FOR THE DOWNTOWN OFFICE/HOUSING PRODUCTION PROGRAM. CONSIDERATION OF ADOPTION OF GUIDELINES WAS CONTINUED TO THIS DATE, BUT WILL BE CONTINUED FURTHER WITHOUT DISCUSSION, TO A SPECIAL MEETING OF THE CITY PLANNING COMMISSION ON TUESDAY, JANUARY 26, 1982, COMMENCING AT 2:00 P.M., IN THE LIBRARY COMMISSION ROOM, MAIN LIBRARY, 3RD FLOOR.

Passed motion to continue to January 26, 1982.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar

4. REPORT OF FILING AND CONSIDERATION OF APPROPRIATENESS OF PUBLIC HEARING CONCERNING ABBREVIATED INSTITUTIONAL MASTER PLAN FOR THE CALIFORNIA INSTITUTE OF INTEGRAL STUDIES, 2494 - 21ST STREET. (Continued from the Regular Meeting of January 7, 1982)

Passed motion to accept abbreviated Master Plan and not to require formal public hearing.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar

5. 81.614C - 1335 GUERRERO STREET, EAST SIDE BETWEEN 25TH AND 26TH STREETS, LOT 26 IN ASSESSOR'S BLOCK 6532; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A POST-SECONDARY EDUCATIONAL INSTITUTION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT. (Continued from the Regular Meeting of January 7, 1982)

Disapproved Resolution No. 9287 Vote 5-0

Absent: Commissioners Rosenblatt and Salazar

6. 82.19D - 870 BRANNAN STREET, AT THE CORNER OF 8TH STREET, LOTS 6, 7 AND 7A IN ASSESSOR'S BLOCK 3780; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8109382 FOR CONVERSION OF A 230,000 NET SQUARE-FOOT, 4-STORY INDUSTRIAL BUILDING TO USE AS A WHOLESALE DESIGN CENTER IN AN M-2 (INDUSTRIAL) DISTRICT.

NOTE: THE STAFF WILL RECOMMEND DISCRETIONARY REVIEW IN ORDER TO RECOMMEND FOR APPROVAL OF THE PROJECT WITH CONDITIONS CONCERNING PROVISION OF OFF-STREET PARKING.

Passed motion to take Discretionary Review.

Vote 6-0

Absent: Commissioner Rosenblatt

2:00 P.M. (Cont)

7. 82.19D - 870 BRANNAN STREET, AT THE CORNER OF 8TH STREET, LOTS 6, 7 AND 7A IN ASSESSOR'S BLOCK 3780; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8109382 FOR CONVERSION OF A 230,000 NET SQUARE-FOOT, 4-STORY INDUSTRIAL BUILDING TO USE AS A WHOLESALE DESIGN CENTER IN AN M-2 (INDUSTRIAL) DISTRICT.

Approved/Conditions Resolution No. 9288

Vote 6-0

Absent: Commissioner Rosenblatt

8. 81.627U - 4107-4119 - 24TH STREET, SOUTHWEST CORNER AT CASTRO STREET, LOTS 1 AND 43 IN ASSESSOR'S BLOCK 6506; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT RESTAURANT EXPANSION IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.

Disapproved Resolution No. 9289 Vote 5-1

Voting no: Commissioner Salazar

Absent: Commissioner Rosenblatt

9. 81.661U - 1705 HAIGHT STREET, SOUTHWEST CORNER AT SHRADER STREET, LOT 1 IN ASSESSOR'S BLOCK 1248; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A RESTAURANT IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE HAIGHT STREET SPECIAL USE DISTRICT.

Approved/Conditions Resolution No. 9290

Vote 6-0

Absent: Commissioner Rosenblatt

10. 81.333Q - 1845 LEAVENWORTH STREET, WEST SIDE BETWEEN GREEN AND VALLEJO STREETS, LOT 3 IN ASSESSOR'S BLOCK 125; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN OF A 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of December 17, 1981)

Passed motion to continue to February 4, 1982.

Vote 6-0

Absent: Commissioner Rosenblatt

2:00 P.M. (Cont)

11. 81.479Q - 2360 PACIFIC AVENUE, NORTH SIDE BETWEEN FILLMORE AND WEBSTER STREETS, LOT 8B IN ASSESSOR'S BLOCK 581; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN OF A 21-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.
(Continued from the Regular Meeting of December 17, 1981)

Disapproved Resolution No. 9291 Vote 6-0
Absent: Commissioner Rosenblatt

3:00 P.M.

12. 81.392Q - 2300 SUTTER STREET, NORTHWEST CORNER AT SCOTT STREET, LOT 36 IN ASSESSOR'S BLOCK 1051; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 16-UNIT COMMERCIAL CONDOMINIUM CONVERSION SUBDIVISION IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Regular Meeting of January 7, 1982)

Passed motion to continue to February 18, 1982.
Vote 6-0
Absent: Commissioner Rosenblatt

13. 81.529Q - 1360 MONTGOMERY STREET, LOT 37 IN ASSESSOR'S BLOCK 106; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AND CONSIDERATION OF REQUESTED EXCEPTION FROM SECTION 1341 OF THE SUBDIVISION CODE REGARDING LOW-MODERATE INCOME PRICE RESTRICTIONS FOR A 13-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of January 7, 1982)

Passed motion to continue to January 28, 1982.
Vote 6-0
Absent: Commissioner Rosenblatt

3:30 P.M.

14. 81.61E - 115-135 MAIN OFFICE BUILDING, 135 MAIN STREET, LOTS 12 AND 13 IN ASSESSOR'S BLOCK 3717; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR A 22-STORY, 340-FOOT HIGH OFFICE BUILDING WITH 264,000 SQUARE FEET OF FLOOR AREA, GROUND FLOOR RETAIL SPACE AND SUBSURFACE PARKING FOR 22 CARS AFTER DEMOLITION OF TWO BRICK COMMERCIAL STRUCTURES, REQUIRING DISCRETIONARY REVIEW.

Passed motion to close the public hearing.
Vote 6-0
Absent: Commissioner Rosenblatt

4:45 P.M.

15. EE80.339 - POST AND KEARNY STREETS, SOUTHEAST CORNER, LOTS 7, 8, 9, 10 AND 11 IN ASSESSOR'S BLOCK 311; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR A 17-STORY OFFICE BUILDING WITH GROUND LEVEL FINANCIAL AND RETAIL SPACE, APPROXIMATELY 200,000 SQUARE FEET WITH 23 PARKING SPACES, AFTER DEMOLITION OF EXISTING BUILDINGS OF APPROXIMATELY 90,000 SQUARE FEET, REQUIRING DISCRETIONARY REVIEW.

Passed motion to continue to March 4, 1982.

Vote 5-0

Absent: Commissioners Klein and Rosenblatt

Adjourned: 8:30 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
SPECIAL MEETING
HELD
TUESDAY
JANUARY 26, 1982
LIBRARY COMMISSION ROOM
MAIN LIBRARY, 3RD FLOOR
2:00 P.M.

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

2:00 P.M.

1. CONSIDERATION OF ADOPTION OF GUIDELINES FOR THE DOWNTOWN
OFFICE/HOUSING PRODUCTION PROGRAM.
(Continued from the Regular Meeting of January 21, 1982)

Passed motion adopting guidelines as amended.

Vote 6-1

Voting no: Commissioner Karasick

2. PRESENTATION OF U.C. BERKELEY SIMULATION LABORATORY ANALYSIS
OF FUTURE GROWTH OF DOWNTOWN SAN FRANCISCO UNDER EXISTING
PLANNING CODE AND UNDER CHANGES PROPOSED IN "GUIDING DOWNTOWN
DEVELOPMENT". (APPROXIMATELY ONE HOUR)

Informational Presentation - No Action required.

3. PRESENTATION OF THE "PLAN FOR RINCON HILL" - A PLAN PREPARED
BY THE U.C. BERKELEY HOUSING TASK FORCE AND THE DEPARTMENT OF
CITY PLANNING FOR A NEW HIGH DENSITY RESIDENTIAL NEIGHBORHOOD.
(APPROXIMATELY ONE HOUR)

Passed motion to continue to February 11, 1982.

Vote 7-0

4. DISCUSSION OF DOWNTOWN AND SOUTH OF MARKET PARKING POLICIES.

Informational Presentation - No Action required.

JANUARY 26, 1982

2:00 P.M. (Cont)

5. DISCUSSION OF SOUTH OF MARKET LAND USE POLICIES AND CONSIDERATION OF INTERIM ZONING CONTROLS. (ITEMS 4 AND 5 - APPROXIMATELY TWO HOURS)

Passed motion to continue to February 11, 1982.

Vote 7-0

Adjourned: 6:45 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
SPECIAL MEETING
HELD
TUESDAY
JANUARY 26, 1982
LIBRARY COMMISSION ROOM
MAIN LIBRARY, 3RD FLOOR
2:00 P.M.

DOCUMENTS DEPT.

FEB 18 1982

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

2:00 P.M.

1. CONSIDERATION OF ADOPTION OF GUIDELINES FOR THE DOWNTOWN
OFFICE/HOUSING PRODUCTION PROGRAM.
(Continued from the Regular Meeting of January 21, 1982)

Passed motion adopting guidelines as amended.

Vote 6-1

Voting no: Commissioner Karasick

2. PRESENTATION OF U.C. BERKELEY SIMULATION LABORATORY ANALYSIS
OF FUTURE GROWTH OF DOWNTOWN SAN FRANCISCO UNDER EXISTING
PLANNING CODE AND UNDER CHANGES PROPOSED IN "GUIDING DOWNTOWN
DEVELOPMENT". (APPROXIMATELY ONE HOUR)

Informational Presentation - No Action required.

3. PRESENTATION OF THE "PLAN FOR RINCON HILL" - A PLAN PREPARED
BY THE U.C. BERKELEY HOUSING TASK FORCE AND THE DEPARTMENT OF
CITY PLANNING FOR A NEW HIGH DENSITY RESIDENTIAL NEIGHBORHOOD.
(APPROXIMATELY ONE HOUR)

Passed motion to continue to February 11, 1982

~~Informational Presentation - No Action required.~~

Vote 7-0

4. DISCUSSION OF DOWNTOWN AND SOUTH OF MARKET PARKING POLICIES.

Informational Presentation - No Action required.

2:00 P.M. (Cont)

5. DISCUSSION OF SOUTH OF MARKET LAND USE POLICIES AND CONSIDERATION OF INTERIM ZONING CONTROLS. (ITEMS 4 AND 5 - APPROXIMATELY TWO HOURS)

Passed motion to continue to February 11, 1982.

Vote 7-0

Adjourned: 6:45 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JANUARY 28, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS
15117
CITY OF SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE
CONSIDERATION BY THE CITY PLANNING COMMISSION.

Completed.

1:30 P.M.

1. Current Matters

- A. Director's Report
- B. Commissioners' Questions and Matters
- C. INFORMATIONAL PRESENTATION OF BUILDING DESIGN FOR THE
1040-ROOM RAMADA HOTEL FOR THE BLOCK BOUNDED BY MASON
STREET, EDDY STREET, 5TH STREET NORTH AND ELLIS STREET.

Informational Presentation - No Action required.

2:00 P.M.

- 2. 81.267L - MASKEY BUILDING, 46-52 KEARNY STREET, LOT 8 IN
ASSESSOR'S BLOCK 311; CONSIDERATION OF LANDMARK
DESIGNATION.
(Continued from the Regular Meeting of December 10,
1981)

Passed motion to continue to March 18, 1982.
Vote 7-0

- 3. 81.104EDC - CONSIDERATION OF CERTIFICATION OF THE FINAL
ENVIRONMENTAL IMPACT REPORT FOR THE WASHINGTON/
MONTGOMERY BUILDING, SOUTHWEST CORNER OF
WASHINGTON AND MONTGOMERY STREETS, LOTS 2-4 AND
25 IN ASSESSOR'S BLOCK 208.

Approved Resolution No. 9293 Vote 6-1
Voting no: Commissioner Bierman

2:00 P.M. (Cont)

4. 81.104EDC - SOUTHWEST CORNER OF WASHINGTON AND MONTGOMERY STREETS, LOTS 2-4 AND 25 IN ASSESSOR'S BLOCK 208; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR BONUS FLOOR AREA OF UP TO 83,680 SQUARE FEET, TO BE UTILIZED FOR RESIDENTIAL USE ONLY, AS PART OF A MIXED USE RESIDENTIAL/OFFICE PROJECT OF 24 STORIES IN HEIGHT, SIX FLOORS OF WHICH WOULD BE RESIDENTIAL, IN A C-3-O (DOWNTOWN OFFICE) AND 300-H HEIGHT AND BULK DISTRICT.

NOTE: THIS HEARING WILL ALSO SERVE AS THE DISCRETIONARY REVIEW HEARING REQUIRED UNDER CITY PLANNING COMMISSION RESOLUTIONS NO. 8480 AND 6112.

Approved/Conditions Resolution No. 9294
Vote 6-1
Voting no: Commissioner Bierman

3:00 P.M.

5. 81.127U - 3572 SACRAMENTO STREET, NORTH SIDE BETWEEN LOCUST AND LAUREL STREETS, LOT 14 IN ASSESSOR'S BLOCK 1010; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT 4,370 SQUARE FEET OF COMMERCIAL SPACE IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE SACRAMENTO STREET SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of January 14, 1982)

Passed motion to continue to February 4, 1982.
Vote 6-0
Absent: Commissioner Nakashima

- 5A. 81.127D - 3572 SACRAMENTO STREET, NORTH SIDE BETWEEN LOCUST AND LAUREL STREETS, LOT 14 IN ASSESSOR'S BLOCK 1010; CONSIDERATION OF REQUEST FOR DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103315 FOR CONVERSION AND EXPANSION OF EXISTING SCHOOL BUILDING TO GROUND FLOOR COMMERCIAL (SUBJECT TO APPROVAL OF THE ABOVE MATTER) AND ELEVEN (11) UNITS OF HOUSING IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE SACRAMENTO STREET SPECIAL USE DISTRICT.

Passed motion to take Discretionary Review.
Vote 6-0
Absent: Commissioner Nakashima

3:00 P.M. (Cont)

5B. 81.127D - 3572 SACRAMENTO STREET, NORTH SIDE BETWEEN LOCUST AND LAUREL STREETS, LOT 14 IN ASSESSOR'S BLOCK 1010; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103315 FOR CONVERSION AND EXPANSION OF EXISTING SCHOOL BUILDING TO GROUND FLOOR COMMERCIAL (SUBJECT TO APPROVAL OF THE ABOVE MATTER) AND ELEVEN (11) UNITS OF HOUSING IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE SACRAMENTO STREET SPECIAL USE DISTRICT.

Passed motion to continue to February 4, 1982.

Vote 6-0

Absent: Commissioner Nakashima

6. CU80.226 - 2953 FOLSOM STREET, EAST SIDE BETWEEN 25TH AND 26TH STREETS, LOT 26 IN ASSESSOR'S BLOCK 6524; AUTHORIZATION OF CONDITIONAL USE FOR CONTRACTOR'S STORAGE IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of December 17, 1981)

Approved/Conditions

Resolution No. 9292

Vote 7-0

4:15 P.M.

7. 81.585Q - 1329 TAYLOR STREET, WEST SIDE BETWEEN JACKSON AND WASHINGTON STREETS, LOT 3 IN ASSESSOR'S BLOCK 189; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 13-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Passed motion to continue to February 4, 1982.

Vote 6-0

Absent: Commissioner Nakashima

8. 81.128EC - 1212 COLUMBUS AVENUE, NORTHEAST SIDE BOUNDED BY NORTHPOINT, JONES AND BAY STREETS, LOTS 1 AND 2 IN ASSESSOR'S BLOCK 28; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT, 264-ROOM HOTEL, HAVING A PORTION OF ITS HEIGHT OVER 40 FEET AND 89 OFF-STREET PARKING SPACES WHERE A MAXIMUM HEIGHT OF 40 FEET AND A MAXIMUM OF 24 OFF-STREET PARKING SPACES IS OTHERWISE PERMITTED, IN A C-2 (COMMUNITY BUSINESS) DISTRICT WITHIN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 2.
(Continued from the Regular Meeting of January 7, 1982)

Passed motion to continue to February 18, 1982.

Vote 6-0

Absent: Commissioner Nakashima

4:45 P.M.

9. 81.529Q - 1360 MONTGOMERY STREET, LOT 37 IN ASSESSOR'S BLOCK 106; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AND CONSIDERATION OF REQUESTED EXCEPTION FROM SECTION 1341 OF THE SUBDIVISION CODE REGARDING LOW-MODERATE INCOME PRICE RESTRICTIONS FOR A 13-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of January 21, 1982)

Passed motion to continue to February 4, 1982.

Vote 6-0

Absent: Commissioner Nakashima

Adjourned: 9:45 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
FEBRUARY 11, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

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SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

11:30 A.M.

FIELD TRIP - TO VIEW THE WISCONSIN STREET SITE SCHEDULED FOR
CONSIDERATION BY THE CITY PLANNING COMMISSION.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

In the context of the public hearing and certification of
draft Environmental Impact Reports and other matters, the
Commission agreed unanimously that it not hear or consider
these matters if the appropriate materials were not received
at least one week in advance.

1:30 P.M.

2. CONSIDERATION OF RESOLUTIONS REGARDING PREPARATION OF INTERIM
CONTROLS FOR CONSIDERATION BY THE CITY PLANNING COMMISSION
FOR THE PROPOSED RINCON HILL SPECIAL USE DISTRICT, SOUTH PARK
MIXED USE, AND SOUTH OF MARKET INDUSTRIAL CONSERVATION DISTRICTS.
(Continued from the Special Meeting of January 26, 1982)

Approved Resolution (Rincon Hill SUD) No. 9303 Vote 6-0
Absent: Commissioner Salazar

Passed motion of intent to adopt resolution related to the
South Park Mixed Use and South of Market Industrial Conservation
Districts and to continue to February 25, 1982.

Vote 6-1

Voting no: Commissioner Karasick.

1:30 P.M. (Cont)

3. 81.598D - 623-625 - 47TH AVENUE, WEST SIDE BETWEEN ANZA STREET AND SUTRO HEIGHTS AVENUE, LOT 5 IN ASSESSOR'S BLOCK 1590, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8104731; PROPOSAL TO CONSTRUCT A 2-UNIT, 4-STORY RESIDENTIAL BUILDING.
(Continued from the Regular Meeting of January 7, 1982)

Passed motion to take Discretionary Review.
Vote 7-0

4. 81.598D - 623-625 - 47TH AVENUE, WEST SIDE BETWEEN ANZA STREET AND SUTRO HEIGHTS AVENUE, LOT 5 IN ASSESSOR'S BLOCK 1590, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8104731; PROPOSAL TO CONSTRUCT A 2-UNIT, 4-STORY RESIDENTIAL BUILDING.
(Continued from the Regular Meeting of January 7, 1982)

Disapproved Resolution No. 9304 Vote 7-0

5. R78.38 - ARLINGTON STREET, SOUTHEAST SIDE BETWEEN MIGUEL STREET AND HIGHLAND AVENUE, A PORTION OF LOT 23 IN ASSESSOR'S BLOCK 6689; PROPOSED SALE OF PROPERTY, IN A P (PUBLIC USE) DISTRICT.
(Continued from the Regular Meeting of January 14, 1982)

Passed motion to find sale not in conformity with the Master Plan.
Vote 7-0

6. ARLINGTON STREET, SOUTHEAST SIDE BETWEEN MIGUEL STREET AND HIGHLAND AVENUE, A PORTION OF LOT 23 IN ASSESSOR'S BLOCK 6689; CONSIDERATION OF ADOPTION OF A RESOLUTION INITIATING A RECLASSIFICATION FROM A P (PUBLIC USE) TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of January 14, 1982)

Withdrawn - No Action required.

2:30 P.M.

7. 81.416Q - 310 STANYAN STREET, SOUTHEAST CORNER AT McALLISTER STREET, LOT 36 IN ASSESSOR'S BLOCK 1170; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AND CONSIDERATION OF PROPOSED EXCEPTION FROM SUBDIVISION CODE SECTIONS 1341 AND 1385 REGARDING LOW-MODERATE INCOME PRICE RESTRICTIONS FOR A 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (Continued from the Regular Meeting of January 14, 1982)

Approved Resolution No. 9305 Vote 6-1
Voting no: Commissioner Bierman

8. 81.480Q - 2029 PIERCE STREET, WEST SIDE BETWEEN CALIFORNIA AND SACRAMENTO STREETS, LOT 1C IN ASSESSOR'S BLOCK 633; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to February 25, 1982.
Vote 7-0

9. 81.481Q - 1030 BUSH STREET, NORTH SIDE BETWEEN LEAVENWORTH AND JONES STREETS, LOT 12 IN ASSESSOR'S BLOCK 276; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 7-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT.

Approved/Conditions Resolution No. 9306
Vote 6-1
Voting no: Commissioner Bierman

10. 81.597Q - 2856 SCOTT STREET, EAST SIDE BETWEEN UNION AND GREEN STREETS, LOT 17 IN ASSESSOR'S BLOCK 547; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions Resolution No. 9307
Vote 6-1
Voting no: Commissioner Bierman

2:30 P.M. (Cont)

11. 81.529Q - 1360 MONTGOMERY STREET, LOT 37 IN ASSESSOR'S BLOCK 106; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AND CONSIDERATION OF REQUESTED EXCEPTION FROM SECTION 1341 OF THE SUBDIVISION CODE REGARDING LOW-MODERATE INCOME PRICE RESTRICTIONS FOR A 13-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

(Continued from the Regular Meeting of February 4, 1982)

Passed motion to continue to February 18, 1982.
Vote 7-0

3:00 P.M.

12. 81.127U - 3572 SACRAMENTO STREET, NORTH SIDE BETWEEN LOCUST AND LAUREL STREETS, LOT 14 IN ASSESSOR'S BLOCK 1010; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT 4,370 SQUARE FEET OF COMMERCIAL SPACE IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE SACRAMENTO STREET SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of January 28, 1982)

Approved/Conditions Resolution No. 9308
Vote 7-0

13. 81.127D - 3572 SACRAMENTO STREET, NORTH SIDE BETWEEN LOCUST AND LAUREL STREETS, LOT 14 IN ASSESSOR'S BLOCK 1010; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103315 FOR CONVERSION AND EXPANSION OF EXISTING SCHOOL BUILDING TO GROUND FLOOR COMMERCIAL (SUBJECT TO APPROVAL OF THE ABOVE MATTER) AND ELEVEN (11) UNITS OF HOUSING IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE SACRAMENTO STREET SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of January 28, 1982)

Approved/Conditions Resolution No. 9309
Vote 7-0

3:30 P.M.

14. EE81.29 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE WISCONSIN STREET SITE, WITHIN AN AREA GENERALLY BOUNDED BY 23RD STREET ON THE NORTH, WISCONSIN STREET ON THE EAST, 26TH STREET ON THE SOUTH AND DeHARO STREET ON THE WEST, AND INCLUDING THE NORTHWEST CORNER OF 27TH AND DeHARO STREETS, LOT 1 IN ASSESSOR'S BLOCK 4218, LOT 15 IN ASSESSOR'S BLOCK 4219, LOT 6 IN ASSESSOR'S BLOCK 4282A, LOTS 3, 11, 12 AND 13 IN ASSESSOR'S BLOCK 4283A, LOTS 9 AND 10 IN ASSESSOR'S BLOCK 4284A; REQUEST FOR RECLASSIFICATION FROM A P (PUBLIC USE) TO AN RH-1 (HOUSE, SINGLE-FAMILY) OR RH-2 (HOUSE, TWO-FAMILY) DISTRICT. IN ADDITION FOR LOT 1 IN ASSESSOR'S BLOCK 4218; REQUEST FOR RECLASSIFICATION FROM A 40-X HEIGHT AND BULK DISTRICT TO AN OS (OPEN SPACE) HEIGHT AND BULK DISTRICT.

Appeal withdrawn - No Action required.

15. ZM81.3 - THE WISCONSIN STREET SITE, WITHIN AN AREA GENERALLY BOUNDED BY 23RD STREET ON THE NORTH, WISCONSIN STREET ON THE EAST, 26TH STREET ON THE SOUTH AND DeHARO STREET ON THE WEST, AND INCLUDING THE NORTHWEST CORNER OF 27TH AND DeHARO STREETS, LOT 1 IN ASSESSOR'S BLOCK 4218, LOT 15 IN ASSESSOR'S BLOCK 4219, LOT 6 IN ASSESSOR'S BLOCK 4282A, LOTS 3, 11, 12 AND 13 IN ASSESSOR'S BLOCK 4283A, LOTS 9 AND 10 IN ASSESSOR'S BLOCK 4284A; REQUEST FOR RECLASSIFICATION FROM A P (PUBLIC USE) TO AN RH-1 (HOUSE, SINGLE-FAMILY) OR RH-2 (HOUSE, TWO-FAMILY) DISTRICT. IN ADDITION FOR LOT 1 IN ASSESSOR'S BLOCK 4218; REQUEST FOR RECLASSIFICATION FROM A 40-X HEIGHT AND BULK DISTRICT TO AN OS (OPEN SPACE) HEIGHT AND BULK DISTRICT.

Approved

Resolution No. 9310

Vote 7-0

3:30 P.M. (Cont)

16. 82.25CR - THE WISCONSIN STREET SITE, WITHIN AN AREA GENERALLY BOUNDED BY 23RD STREET ON THE NORTH, WISCONSIN STREET ON THE EAST, 26TH STREET ON THE SOUTH AND DeHARO STREET ON THE WEST, AND INCLUDING THE NORTHWEST CORNER OF 26TH AND DeHARO STREETS, LOT 1 IN ASSESSOR'S BLOCK 4218, LOT 15 IN ASSESSOR'S BLOCK 4219, LOT 6 IN ASSESSOR'S BLOCK 4282A, LOTS 3, 11, 12 AND 13 IN ASSESSOR'S BLOCK 4283A, LOTS 9 AND 10 IN ASSESSOR'S BLOCK 4284A; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT, WITH MODIFICATIONS TO OPEN SPACE, DENSITY, OFF-STREET PARKING AND LOADING PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SITE, FOR APPROXIMATELY 120 DWELLING UNITS, OF WHICH 10 WOULD BE REHABILITATION OF EXISTING UNITS, WITH 130 ON-SITE PARKING SPACES, WITH RECREATION FACILITIES AND COMMUNITY CENTER, AND WITH RESERVATION OF APPROXIMATELY 3 ACRES AS PUBLIC OPEN SPACE IN LOT 1 OF ASSESSOR'S BLOCK 4218.

Approved/Conditions
Vote 7-0

Resolution No. 9311

17. R81.5 - SALE OR LEASE OF WISCONSIN STREET SITE.

Passed motion to find conformity with the Master Plan.
Vote 7-0

18. 82.25CR(A) - PURCHASE OF A 10-UNIT BUILDING AT 32 PALI ROAD, LOT 11 IN ASSESSOR'S BLOCK 4283A.

Passed motion to find conformity with the Master Plan.
Vote 7-0

19. 82.25CR(B) - VACATION OF A PORTION OF CAROLINA STREET, NORTH OF 26TH STREET.

Passed motion to find conformity with the Master Plan
Vote 7-0

20. 81.25CR(C) - DEDICATION OF A PORTION OF 25TH STREET BETWEEN DeHARO STREET AND WISCONSIN STREET.

Passed motion to find conformity with the Master Plan
Vote 7-0

4:30 P.M.

21. EE80.349 - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR 160 SPEAR STREET/145 MAIN STREET, A MID-BLOCK PARCEL BETWEEN SPEAR AND MAIN STREETS, LOTS 5, 10 AND 11 IN ASSESSOR'S BLOCK 3717, FOR A PROPOSED NEW 19-STORY OFFICE COMMERCIAL STRUCTURE OF APPROXIMATELY 306,500 GROSS SQUARE FEET IN THE C-3-O (DOWNTOWN OFFICE) AND 240-G HEIGHT AND BULK DISTRICT.

Approved/Certification Resolution No. 9312

Vote 6-1

Voting no: Commissioner Bierman

22. 82.53D - 160 SPEAR STREET/145 MAIN STREET, A MID-BLOCK PARCEL BETWEEN SPEAR AND MAIN STREETS, LOTS 5, 10 AND 11 IN ASSESSOR'S BLOCK 3717; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8009639 FOR A PROPOSED NEW 19-STORY OFFICE COMMERCIAL STRUCTURE OF APPROXIMATELY 306,500 GROSS SQUARE FEET IN THE C-3-O (DOWNTOWN OFFICE) AND 240-G HEIGHT AND BULK DISTRICT, REQUIRING DISCRETIONARY REVIEW.

Approved/Conditions Resolution No. 9313

Vote 7-0

5:15 P.M.

23. 81.353E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION AT 1000-1010 MONTGOMERY STREET, NORTH SIDE OF BROADWAY STREET, BETWEEN MONTGOMERY AND BARTOL STREETS, LOT 9 IN ASSESSOR'S BLOCK 143; INTERIOR ALTERATIONS TO CONVERT A 17-UNIT, 4-STORY RESIDENTIAL BUILDING TO COMMERCIAL SPACE, WITH POSSIBLE RETENTION OF ONE COMMERCIAL SPACE AT STREET LEVEL AND POSSIBLE PROVISION OF APPROXIMATELY 15 OFF-STREET PARKING SPACES IN A C-2 (COMMUNITY BUSINESS) DISTRICT. (Continued from the Regular Meeting of January 14, 1982)

Passed motion to continue to February 25, 1982.

Vote 7-0

5:15 P.M. (Cont)

24. 81.353D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103556 AT 1000-1010 MONTGOMERY STREET, NORTH SIDE OF BROADWAY STREET BETWEEN MONTGOMERY AND BARTOL STREETS, LOT 9 IN ASSESSOR'S BLOCK 143; INTERIOR ALTERATIONS TO CONVERT A 17-UNIT, 4-STORY RESIDENTIAL BUILDING TO COMMERCIAL SPACE AT STREET LEVEL AND POSSIBLE PROVISION OF APPROXIMATELY 15 OFF-STREET PARKING SPACES IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Regular Meeting of January 14, 1982)

Passed motion to continue to February 25, 1982.
Vote 7-0

Adjourned: 11:10 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
FEBRUARY 18, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAR 1 1982

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,
Nakashima and Salazar.

ABSENT: Commissioner Rosenblatt.

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

2:00 P.M.

2. 81.688C - 600 SUTTER STREET, NORTHWEST CORNER OF MASON STREET,
LOT 4 IN ASSESSOR'S BLOCK 283; REQUEST FOR AUTHORI-
ZATION OF CONDITIONAL USE FOR PARKING EXCEEDING
ACCESSORY AMOUNT (14 PARKING SPACES REQUEST AND
6 ALLOWED) IN A C-3-G (DOWNTOWN GENERAL COMMERCIAL)
DISTRICT.

Approved/Conditions Resolution No. 9314

Vote 6-0

Absent: Commissioner Rosenblatt

3. 81.269R - VACATION OF A PORTION OF MINNESOTA STREET, SOUTH OF
25TH STREET.

Passed motion to find Master Plan conformity.

Vote 5-1

Voting no: Commissioner Kelleher

Absent: Commissioner Rosenblatt

2:00 P.M. (Cont)

- 3A. 81.631D - 847 SANSOME STREET, A MID-BLOCK PARCEL BETWEEN PACIFIC AVENUE AND BROADWAY STREET, LOT 2 IN ASSESSOR'S BLOCK 164; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8110899 FOR A PROPOSED 4-STORY OFFICE BUILDING PLUS BASEMENT OF APPROXIMATELY 22,300 SQUARE FEET IN THE C-2 (COMMUNITY BUSINESS) AND 65-A HEIGHT AND BULK DISTRICT, ALSO LOCATED IN THE WASHINGTON-BROADWAY SPECIAL USE DISTRICT NO. 2.

Approved/Conditions Resolution No. 9315

Vote 5-1

Voting no: Commissioner Bierman

Absent: Commissioner Rosenblatt

2:30 P.M.

4. 81.392Q - 2300 SUTTER STREET, NORTHWEST CORNER AT SCOTT STREET, LOT 36 IN ASSESSOR'S BLOCK 1051; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 16-UNIT COMMERCIAL CONDOMINIUM CONVERSION SUBDIVISION IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Regular Meeting of January 21, 1982)

NOTE: THE DEPARTMENT WILL RECOMMEND CONTINUANCE TO APRIL 15, 1982.

Passed motion to continue to April 15, 1982.

Vote 6-0

Absent: Commissioner Rosenblatt

5. 81.529Q - 1360 MONTGOMERY STREET, LOT 37 IN ASSESSOR'S BLOCK 106; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN AND CONSIDERATION OF REQUESTED EXCEPTION FROM SECTION 1341 OF THE SUBDIVISION CODE REGARDING LOW-MODERATE INCOME PRICE RESTRICTIONS FOR A 13-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of February 11, 1982)

Approved/Conditions Resolution No. 9316

Vote 5-1

Voting no: Commissioner Bierman

Absent: Commissioner Rosenblatt

2:30 P.M. (Cont)

6. 82.7C - 10 UNITED NATIONS PLAZA, NORTHEAST CORNER OF MARKET AND LEAVENWORTH STREETS, LOTS 40 AND 42 IN ASSESSOR'S BLOCK 351; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A ROOF-TOP SATELLITE EARTH STATION ANTENNA FEWER THAN 1,000 FEET FROM A RESIDENTIAL DISTRICT IN A C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND AN 80-X HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of February 4, 1982)

Disapproved Resolution No. 9317 Vote 4-2
Voting no: Commissioners Karasick and Salazar
Absent: Commissioner Rosenblatt

3:00 P.M.

7. 81.128EC - 1212 COLUMBUS AVENUE, NORTHEAST SIDE, BOUNDED BY NORTHPOINT, JONES AND BAY STREETS, LOTS 1 AND 2 IN ASSESSOR'S BLOCK 28; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT, 264-ROOM HOTEL, HAVING A PORTION OF ITS HEIGHT OVER 40 FEET AND 89 OFF-STREET PARKING SPACES WHERE A MAXIMUM HEIGHT OF 40 FEET AND A MAXIMUM OF 24 OFF-STREET PARKING SPACES IS OTHERWISE PERMITTED, IN A C-2 (COMMUNITY BUSINESS) DISTRICT WITHIN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 2.
(Continued from the Regular Meeting of January 28, 1982)

Approved/Conditions Resolution No. 9318
Vote 6-0
Absent: Commissioner Rosenblatt

3:30 P.M.

8. 82.3D - 1616 FUNSTON AVENUE, EAST SIDE BETWEEN LAWTON AND MORAGA STREETS, LOT 33 IN ASSESSOR'S BLOCK 1931, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8106481; PROPOSAL TO DEMOLISH A 3-STORY, TWO-FAMILY BUILDING AND CONSTRUCTION OF A 4-STORY BUILDING WITH TWO UNITS.
(Continued from the Regular Meeting of February 4, 1982)

Passed motion to take Discretionary Review.
Vote 6-0
Absent: Commissioner Rosenblatt

3:30 P.M. (Cont)

9. 82.3D - 1616 FUNSTON AVENUE, EAST SIDE BETWEEN LAWTON AND MORAGA STREETS, LOT 33 IN ASSESSOR'S BLOCK 1931, IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8106481; PROPOSAL TO DEMOLISH A 3-STORY, TWO-FAMILY BUILDING AND CONSTRUCTION OF A 4-STORY BUILDING WITH TWO UNITS.
(Continued from the Regular Meeting of February 4, 1982)

Approved/Conditions Resolution No. 9319

Vote 6-0

Absent: Commissioner Rosenblatt

Adjourned: 4:15 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

San Francisco
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
FEBRUARY 25, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE
CONSIDERATION BY THE CITY PLANNING COMMISSION.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

1. PRESENTATION OF THE DOWNTOWN ENVIRONMENTAL IMPACT
REPORT STATUS.

Informational Presentation - No Action required.

2. CONSIDERATION OF RESOLUTION REGARDING PREPARATION OF
INTERIM CONTROLS FOR CONSIDERATION BY THE CITY PLANNING
COMMISSION FOR THE PROPOSED SOUTH PARK MIXED USE, AND
SOUTH OF MARKET INDUSTRIAL CONSERVATION DISTRICTS.
(Continued from the Regular Meeting of February 11, 1982)

Approved. Resolution No. 9320 Vote 6-1
Voting no: Commissioner Karasick

B. Commissioners' Questions and Matters

1:30 P.M.

2. 81.353E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION AT 1000-1010 MONTGOMERY STREET, NORTH SIDE OF BROADWAY STREET, BETWEEN MONTGOMERY AND BARTOL STREETS, LOT 9 IN ASSESSOR'S BLOCK 143; INTERIOR ALTERATIONS TO CONVERT A 16-UNIT, 4-STORY RESIDENTIAL BUILDING TO COMMERCIAL SPACE, WITH POSSIBLE RETENTION OF ONE COMMERCIAL SPACE AT STREET LEVEL AND POSSIBLE PROVISION OF APPROXIMATELY 15 OFF-STREET PARKING SPACES IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Regular Meeting of February 11, 1982)

Negative Declaration sustained.

Resolution No. 9321 Vote 6-1

Voting no: Commissioner Bierman

3. 81.353D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103556 AT 1000-1010 MONTGOMERY STREET, NORTH SIDE OF BROADWAY STREET, BETWEEN MONTGOMERY AND BARTOL STREETS, LOT 9 IN ASSESSOR'S BLOCK 143; INTERIOR ALTERATIONS TO CONVERT A 17-UNIT, 4-STORY RESIDENTIAL BUILDING TO COMMERCIAL SPACE AT STREET LEVEL AND POSSIBLE PROVISION OF APPROXIMATELY 15 OFF-STREET PARKING SPACES IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Regular Meeting of February 11, 1982)

Approved with conditions.

Resolution No. 9322 Vote 6-1

Voting no: Commissioner Bierman

2:30 P.M.

4. 81.396U - 1875 UNION STREET, SOUTH SIDE BETWEEN LAGUNA AND OCTAVIA STREETS, LOT 26 IN ASSESSOR'S BLOCK 543; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT PLACE OF ENTERTAINMENT (LIVE INDIAN MUSIC) IN RESTAURANT IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.

Approved with conditions.

Resolution No. 9323 Vote 6-0

Absent: Commissioner Nakashima

2:30 P.M. (Cont)

5. 81.715U - 2275 MARKET STREET, SOUTHEAST SIDE, THROUGH LOT TO 16TH STREET, BETWEEN SANCHEZ AND NOE STREETS, LOT 13 IN ASSESSOR'S BLOCK 3559; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A RESTAURANT (COFFEE AND PASTRY SHOP) SEATING 30 PEOPLE IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET WEST SPECIAL USE DISTRICT.

Approved with conditions.

Resolution No. 9324 Vote 6-0

Absent: Commissioner Nakashima

6. 81.32U - 2015 FILLMORE STREET, WEST SIDE BETWEEN PINE AND CALIFORNIA STREETS, LOT 4 IN ASSESSOR'S BLOCK 634; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A RESTAURANT (BAKERY) SEATING 24 PERSONS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER FILLMORE SPECIAL USE DISTRICT.

Approved with conditions.

Resolution No. 9325 Vote 6-0

Absent: Commissioner Nakashima

3:00 P.M.

7. 81.684L - CONSIDERATION OF DON LEE BUILDING AT 1000 VAN NESS AVENUE, LOT 5 IN ASSESSOR'S BLOCK 715, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to March 25, 1982.

Vote 6-0

Absent: Commissioner Nakashima

8. 81.683L - CONSIDERATION OF THE ERNEST INGOLD DISPLAY AND SERVICE BUILDING AT 999 VAN NESS AVENUE, LOT 1 IN ASSESSOR'S BLOCK 719, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to March 25, 1982.

Vote 6-0

Absent: Commissioner Nakashima

3:00 P.M. (Cont)

9. 81.692L - CONSIDERATION OF THE EARLE C. ANTHONY PACKARD SHOWROOM AT 901 VAN NESS AVENUE, LOT 2 IN ASSESSOR'S BLOCK 719, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to March 25, 1982.

Vote 6-0

Absent: Commissioner Nakashima

10. 81.691L - CONSIDERATION OF THE PHELAN BUILDING AT 760-784 MARKET STREET, LOT 1 IN ASSESSOR'S BLOCK 326, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to March 25, 1982.

Vote 6-0

Absent: Commissioner Nakashima

11. 81.690L - CONSIDERATION OF THE FLATIRON BUILDING AT 540-548 MARKET STREET, LOT 1 IN ASSESSOR'S BLOCK 291, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to March 25, 1982.

Vote 6-0

Absent: Commissioner Nakashima

12. 81.686L - CONSIDERATION OF THE FLOOD BUILDING AT 870-898 MARKET STREET, LOT 5 IN ASSESSOR'S BLOCK 329, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to March 25, 1982.

Vote 6-0

Absent: Commissioner Nakashima

3:00 P.M. (Cont)

13. 81.654L - CONSIDERATION OF THE KERRIGAN HOUSE - RUTH CRAVATH STONEYARD AND STUDIO AT 893 WISCONSIN STREET, LOT 8 IN ASSESSOR'S BLOCK 4162, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved. Resolution No. 9326 Vote 6-0
Absent: Commissioner Nakashima

3:30 P.M.

14. 81.500EC - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1300 SACRAMENTO STREET, AT JONES STREET, LOT 8 IN ASSESSOR'S BLOCK 220, IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT AND 160A HEIGHT AND BULK DISTRICT; CONSTRUCT 14½-STORY, 24-UNIT RESIDENTIAL CONDOMINIUMS, PROVIDING 24 OFF-STREET PARKING SPACES, REQUIRING DEMOLITION OF EXISTING 4-STORY RESIDENTIAL BUILDING WITH 22 DWELLING UNITS; AND CONDITIONAL USE AUTHORIZATION TO BUILD UP TO A 160-FOOT HEIGHT LIMIT.
(Continued from the Regular Meeting of February 4, 1982)

Passed motion to continue to March 25, 1982.
Vote 6-0
Absent: Commissioner Nakashima

15. 81.480Q - 2029 PIERCE STREET, WEST SIDE BETWEEN CALIFORNIA AND SACRAMENTO STREETS, LOT 1C IN ASSESSOR'S BLOCK 633; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of February 11, 1982)

Approved with conditions.
Resolution No. 9327 Vote 6-0
Absent: Commissioner Nakashima

Adjourned: 6:50 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

SF
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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
FEBRUARY 25, 1982
ROOM 282, CITY HALL
1:00 P.M.

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE
CONSIDERATION BY THE CITY PLANNING COMMISSION.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

1. PRESENTATION OF THE DOWNTOWN ENVIRONMENTAL IMPACT
REPORT STATUS.

Informational Presentation - No Action required.

2. CONSIDERATION OF RESOLUTION REGARDING PREPARATION OF
INTERIM CONTROLS FOR CONSIDERATION BY THE CITY PLANNING
COMMISSION FOR THE PROPOSED SOUTH PARK MIXED USE, AND
SOUTH OF MARKET INDUSTRIAL CONSERVATION DISTRICTS.
(Continued from the Regular Meeting of February 11,
1982)

Approved Resolution No. 9320 Vote 6-1
Voting no: Commissioner Kelleher

B. Commissioners' Questions and Matters

DOCUMENTS DEPT.

MAR 10 1982

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1:30 P.M.

2. 81.353E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION AT 1000-1010 MONTGOMERY STREET, NORTH SIDE OF BROADWAY STREET, BETWEEN MONTGOMERY AND BARTOL STREETS, LOT 9 IN ASSESSOR'S BLOCK 143; INTERIOR ALTERATIONS TO CONVERT A 16-UNIT, 4-STORY RESIDENTIAL BUILDING TO COMMERCIAL SPACE, WITH POSSIBLE RETENTION OF ONE COMMERCIAL SPACE AT STREET LEVEL AND POSSIBLE PROVISION OF APPROXIMATELY 15 OFF-STREET PARKING SPACES IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Regular Meeting of February 11, 1982)

Negative Declaration sustained. Vote 6-1

Voting no: Commissioner Bierman

3. 81.353D - DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103556 AT 1000-1010 MONTGOMERY STREET, NORTH SIDE OF BROADWAY STREET, BETWEEN MONTGOMERY AND BARTOL STREETS, LOT 9 IN ASSESSOR'S BLOCK 143; INTERIOR ALTERATIONS TO CONVERT A 17-UNIT, 4-STORY RESIDENTIAL BUILDING TO COMMERCIAL SPACE AT STREET LEVEL AND POSSIBLE PROVISION OF APPROXIMATELY 15 OFF-STREET PARKING SPACES IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Regular Meeting of February 11, 1982)

Approved with conditions. Resolution No. 9321

Vote 6-1

Voting no: Commissioner Bierman

2:30 P.M.

4. 81.396U - 1875 UNION STREET, SOUTH SIDE BETWEEN LAGUNA AND OCTAVIA STREETS, LOT 26 IN ASSESSOR'S BLOCK 543; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT PLACE OF ENTERTAINMENT (LIVE INDIAN MUSIC) IN RESTAURANT IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.

Approved with conditions. Resolution No. 9322

Vote 6-0

Absent: Commissioner Nakashima

2:30 P.M. (Cont)

5. 81.715U - 2275 MARKET STREET, SOUTHEAST SIDE, THROUGH LOT TO 16TH STREET, BETWEEN SANCHEZ AND NOE STREETS, LOT 13 IN ASSESSOR'S BLOCK 3559; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A RESTAURANT (COFFEE AND PASTRY SHOP) SEATING 30 PEOPLE IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET WEST SPECIAL USE DISTRICT.

Approved with conditions. Resolution No. 9323
Vote 6-0

Absent: Commissioner Nakashima

6. 81.32U - 2015 FILLMORE STREET, WEST SIDE BETWEEN PINE AND CALIFORNIA STREETS, LOT 4 IN ASSESSOR'S BLOCK 634; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A RESTAURANT (BAKERY) SEATING 24 PERSONS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER FILLMORE SPECIAL USE DISTRICT.

Approved with conditions. Resolution No. 9324
Vote 6-0

Absent: Commissioner Nakashima

3:00 P.M.

7. 81.684L - CONSIDERATION OF DON LEE BUILDING AT 1000 VAN NESS AVENUE, LOT 5 IN ASSESSOR'S BLOCK 715, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to March 25, 1982.
Vote 6-0

Absent: Commissioner Nakashima

8. 81.683L - CONSIDERATION OF THE ERNEST INGOLD DISPLAY AND SERVICE BUILDING AT 999 VAN NESS AVENUE, LOT 1 IN ASSESSOR'S BLOCK 719, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to March 25, 1982.
Vote 6-0

Absent: Commissioner Nakashima

3:00 P.M. (Cont)

9. 81.692L - CONSIDERATION OF THE EARLE C. ANTHONY PACKARD SHOWROOM AT 901 VAN NESS AVENUE, LOT 2 IN ASSESSOR'S BLOCK 719, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to March 25, 1982.

Vote 6-0

Absent: Commissioner Nakashima

10. 81.691L - CONSIDERATION OF THE PHELAN BUILDING AT 760-784 MARKET STREET, LOT 1 IN ASSESSOR'S BLOCK 326, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to March 25, 1982.

Vote 6-0

Absent: Commissioner Nakashima

11. 81.690L - CONSIDERATION OF THE FLATIRON BUILDING AT 540-548 MARKET STREET, LOT 1 IN ASSESSOR'S BLOCK 291, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to March 25, 1982.

Vote 6-0

Absent: Commissioner Nakashima

12. 81.686L - CONSIDERATION OF THE FLOOD BUILDING AT 870-898 MARKET STREET, LOT 5 IN ASSESSOR'S BLOCK 329, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to March 25, 1982.

Vote 6-0

Absent: Commissioner Nakashima

3:00 P.M. (Cont)

13. 81.654L - CONSIDERATION OF THE KERRIGAN HOUSE - RUTH CRAVATH STONEYARD AND STUDIO AT 893 WISCONSIN STREET, LOT 57 IN ASSESSOR'S BLOCK 4162, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 9325 Vote 6-0
Absent: Commissioner Nakashima

3:30 P.M.

14. 81.500EC - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1300 SACRAMENTO STREET, AT JONES STREET, LOT 8 IN ASSESSOR'S BLOCK 220, IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT AND 160A HEIGHT AND BULK DISTRICT; CONSTRUCT 14½-STORY, 24-UNIT RESIDENTIAL CONDOMINIUMS, PROVIDING 24 OFF-STREET PARKING SPACES, REQUIRING DEMOLITION OF EXISTING 4-STORY RESIDENTIAL BUILDING WITH 22 DWELLING UNITS; AND CONDITIONAL USE AUTHORIZATION TO BUILD UP TO A 160-FOOT HEIGHT LIMIT.
(Continued from the Regular Meeting of February 4, 1982)

Passed motion to continue to March 25, 1982.
Vote 6-0
Absent: Commissioner Nakashima

15. 81.480Q - 2029 PIERCE STREET, WEST SIDE BETWEEN CALIFORNIA AND SACRAMENTO STREETS, LOT 1C IN ASSESSOR'S BLOCK 633; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of February 11, 1982)

Approved with conditions. Resolution No. 9326
Vote 6-0
Absent: Commissioner Nakashima

Adjourned: 6:50 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

SF
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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
MARCH 4, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

MAR 2 1 1982

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE
CONSIDERATION BY THE CITY PLANNING COMMISSION.

Completed.

1:30 P.M.

1. Current Matters

1. STAFF PRESENTATION OF NEIGHBORHOOD COMMERCIAL REZONING
STUDY: OVERALL ZONING FRAMEWORK, A REPORT DESCRIBING
A PROPOSAL TO INITIATE A NEW ZONING FRAMEWORK FOR C-1,
C-2, RC AND CM DISTRICTS WHICH WOULD HAVE FLEXIBILITY
TO ADDRESS INDIVIDUAL DISTRICT NEEDS.

Informational Presentation - No Action required.

2. CONSIDERATION OF THE PROPOSED WORK PROGRAM AND BUDGET FOR
THE DEPARTMENT OF CITY PLANNING FOR FISCAL YEAR 1982-83.

Passed motion to continue to March 11, 1982.

Vote 6-0

Absent: Commissioner Salazar

1:30 P.M. (Cont)

1. Current Matters (Cont)

B. Commissioners' Questions and Matters

In the context of the public hearing on a draft Environmental Impact Report, by motion the Commission agreed that, on a trial basis, speakers would be limited to a three minute presentation. In arriving at this decision, the Commission noted that a speaker, with comments which would require in excess of three minutes to present, could use the three minutes to highlight more extensive comments which could be submitted in writing during the period between the close of the public hearing and the deadline for receipt of written comments.

Those voting yes included Commissioners Karasick, Kelleher, Klein, Rosenblatt and Salazar.

2:00 P.M.

2. 81.471EZ - 1-45 MASONIC AVENUE AND 2701-2725 GEARY BOULEVARD, SOUTHWEST CORNER OF GEARY BOULEVARD AND MASONIC AVENUE AND ADJOINING LOTS, LOTS 1 THROUGH 6 AND 36 IN ASSESSOR'S BLOCK 1092; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A C-2 (COMMUNITY BUSINESS) AND AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT TO AN RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY DISTRICT).

(Continued from the Regular Meeting of February 4, 1982)

NOTE: PROPOSED FOR CONTINUATION TO AUGUST 5, 1982.

Passed motion to continue to August 5, 1982.

Vote 6-0

Absent: Commissioner Salazar

3. 81.609EC - 399 BUENA VISTA EAST (FORMER ST. JOSEPH'S COLLEGE OF NURSING BUILDING), SOUTHEAST SIDE BETWEEN PARK HILL AVENUE AND UPPER TERRACE, LOTS 23 AND 99 IN ASSESSOR'S BLOCK 2607, TO PERMIT A PLANNED UNIT DEVELOPMENT TO INCLUDE 40 LIVING UNITS, APPROXIMATELY 17,500 SQUARE FEET OF OFFICE SPACE AND 16 PARKING SPACES IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to April 1, 1982.

Vote 7-0

2:00 P.M. (Cont)

4. 82.6C - 1624-1626 LARKIN STREET, EAST SIDE BETWEEN WASHINGTON AND CLAY STREETS, LOT 16 IN ASSESSOR'S BLOCK 217; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT CONSTRUCTION OF A STRUCTURE OF APPROXIMATELY 50 FEET IN HEIGHT IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT AND 65-A HEIGHT AND BULK DISTRICT.

Approved/Conditions Resolution No. 9328 Vote 5-2
Voting no: Commissioners Bierman and Rosenblatt

2:45 P.M.

5. 81.465C - 725 GREENWICH STREET, SOUTH SIDE BETWEEN POWELL STREET AND COLUMBUS AVENUE, LOT 30 IN ASSESSOR'S BLOCK 90; REQUEST FOR DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE TO PERMIT 3 FLOORS OF OFFICES ABOVE THE GROUND FLOOR (AFTER DEMOLITION OF AN EXISTING BUILDING) IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND AN INITIATED RC-2 TO RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE TO HIGH DENSITY) DISTRICT.

Disapproved Resolution No. 9329 Vote 7-0

6. 81.718C - 2750 JACKSON STREET, NORTHWEST CORNER AT SCOTT STREET, LOT 18 IN ASSESSOR'S BLOCK 978; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A 6,000 SQUARE-FOOT ADDITION TO AN ELEMENTARY SCHOOL IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9330
Vote 7-0

3:30 P.M.

7. 81.356EZ - 1600 BLOCK OF UNION STREET, NORTH SIDE BETWEEN FRANKLIN AND GOUGH STREETS, LOTS 2A, 2B, 2C, 3-8, 9, 9A, 9B, 9D AND 9E IN ASSESSOR'S BLOCK 529; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A C-2 (COMMUNITY BUSINESS) TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of February 4, 1982)

Passed motion to continue to April 8, 1982.

Vote 5-2

Voting no: Commissioners Karasick and Salazar

3:30 P.M. (Cont)

8. 81.276UVD - 1648 UNION STREET, NORTH SIDE BETWEEN GOUGH AND FRANKLIN STREETS, LOT 6 IN ASSESSOR'S BLOCK 528 IN A C-2 (COMMUNITY BUSINESS) DISTRICT WITH A PROPOSED RECLASSIFICATION TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8109118; A PROPOSAL TO DEMOLISH THE EXISTING 2-STORY STRUCTURE AND CONSTRUCT A 4-STORY BUILDING HAVING THREE DWELLING UNITS AND APPROXIMATELY 4,000 SQUARE FEET OF COMMERCIAL/OFFICE SPACE.

Passed motion to continue to April 8, 1982.

Vote 7-0

4:00 P.M.

9. EE81.11 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION AT 25TH STREET AND CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544, TO CONSTRUCT ON VACANT LOT 33 DWELLING UNITS IN 8 BUILDINGS WITH 43 PARKING SPACES IN COMMON GARAGE UNDER 3 OF THE BUILDINGS WITH ACCESS FROM 25TH STREET AND FROM CLIPPER STREET, REQUIRING CONDITIONAL USE AUTHORIZATION..

NOTE: PROPOSED FOR CONTINUATION TO MARCH 25, 1982.

Passed motion to continue to March 25, 1982.

Vote 7-0

10. 81.552EV - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR SOUTHEND WAREHOUSE AT 625 - 2ND STREET, LOTS 4, 5 AND 7 IN ASSESSOR'S BLOCK 3789; CONVERSION OF A 4-STORY BRICK WAREHOUSE TO OFFICE USE IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, AFTER DEMOLITION OF A 2-STORY WAREHOUSE WHICH WOULD BE REPLACED BY A SURFACE PARKING LOT. A VARIANCE IS BEING SOUGHT TO ALLOW VALET PARKING FOR 197 PARKING SPACES.

Passed motion to continue to March 18, 1982.

Vote 7-0

4:30 P.M.

11. EE80.339 - POST AND KEARNY STREETS, SOUTHEAST CORNER, LOTS 7, 8, 9, 10 AND 11 IN ASSESSOR'S BLOCK 311; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR A 17-STORY OFFICE BUILDING WITH GROUND LEVEL FINANCIAL AND RETAIL SPACE, APPROXIMATELY 200,000 SQUARE FEET WITH 23 PARKING SPACES AFTER DEMOLITION OF EXISTING BUILDINGS OF APPROXIMATELY 90,000 SQUARE FEET, REQUIRING DISCRETIONARY REVIEW.
(Continued from the Regular Meeting of January 21, 1982)

NOTE: PROPOSED FOR CONTINUATION TO APRIL 15, 1982.

Passed motion to continue to April 15, 1982.

Vote 7-0

Adjourned: 9:30 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

SF
C55
#21
3/11/82

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
MARCH 11, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

1000 1002

3/11/82

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

1:00 P.M.

1. Current Matters

A. Director's Report

1. CONSIDERATION OF THE PROPOSED WORK PROGRAM AND BUDGET
FOR THE DEPARTMENT OF CITY PLANNING FOR FISCAL YEAR
1982-83.

Passed motion to continue to March 18, 1982.

Vote 6-0

Absent: Commissioner Salazar

2. CONSIDERATION OF PREPARATION OF REQUEST FOR SUPPLEMENTAL
APPROPRIATION FOR APPROXIMATELY \$60,000 FOR ENVIRONMENTAL
CONSULTING AND OTHER SERVICES IN CONNECTION WITH THE
PROPOSED REVISION OF THE RESIDENCE ELEMENT OF THE
COMPREHENSIVE PLAN.

Passed motion endorsing application for a
Supplemental Budget.

Vote 6-0

Absent: Commissioner Salazar

3. RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER
INTO A CONTRACT, IN CONJUNCTION WITH THE CITY ATTORNEY'S
OFFICE, FOR ENVIRONMENTAL CONSULTING SERVICES IN
CONNECTION WITH THE PROPOSED REVISION OF THE RESIDENCE
ELEMENT OF THE COMPREHENSIVE PLAN.

Approved Resolution No. 9331

Vote 6-0

Absent: Commissioner Salazar

1:00 P.M. (Cont)

1. Current Matters (Cont)

B. Commissioners' Questions and Matters

In the context of pending development proposals involving the Beltline Railroad Roundhouse Complex, the Commission asked that the Director indicate to the Port Director the Commission's interest in the interior of the Roundhouse and the requirements of Article 10 of the City Planning Code.

1:45 P.M.

2. 81.402R - NORTHWEST CORNER OF POLK AND McALLISTER STREETS, LOT 2 IN ASSESSOR'S BLOCK 766; REVIEW FOR CONFORMITY WITH THE MASTER PLAN OF PROPOSED TEMPORARY LEASE OF LAND IN A P (PUBLIC USE) DISTRICT.

Passed motion authorizing the Director to report conformity, given the existing circumstances.

Vote 6-0

Absent: Commissioner Salazar.

2:00 P.M.

3. 81.12A - APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF A WALKWAY FOR THE DISABLED AT THE VAN NESS AVENUE ENTRANCE OF CITY HALL, ASSESSOR'S BLOCK 787, ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD.

Approved Resolution No. 9332 Vote 6-0

Abstained: Commissioner Karasick

3:00 P.M.

4. 81.693EV - 539 BRYANT STREET, SOUTH SIDE AT ZOE STREET, LOT 41 IN ASSESSOR'S BLOCK 3776; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A PROPOSED CONVERSION OF A 63,000 SQUARE-FOOT WAREHOUSE TO OFFICE USE IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT.

Passed motion to continue to March 25, 1982.

Vote 4-0

Absent: Commissioners Bierman, Klein and Salazar

3:30 P.M.

5. 81.306ED - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE TOWNSEND STREET OFFICE BUILDING, 254-264 TOWNSEND STREET, WEST SIDE OF LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; CONSTRUCTION OF A 7-STORY, 81,900 SQUARE-FOOT OFFICE BUILDING WITH A SEPARATE 146-SPACE PARKING GARAGE ON A VACANT LOT WITHIN AN M-2 (HEAVY INDUSTRIAL) DISTRICT IN A 105-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of February 4, 1982)
- Passed motion to continue to March 25, 1982.
Vote 4-0
Absent: Commissioners Bierman, Klein and Salazar
6. 81.306ED - TOWNSEND STREET OFFICE BUILDING, 254-264 TOWNSEND STREET, WEST SIDE OF LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8107972 AND 8107973 FOR CONSTRUCTION OF A 7-STORY, 81,900 SQUARE-FOOT OFFICE BUILDING WITH A SEPARATE 146-SPACE PARKING GARAGE ON A VACANT LOT WITHIN AN M-2 (HEAVY INDUSTRIAL) DISTRICT IN A 105-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of February 4, 1982)
- Passed motion to continue to March 25, 1982.
Vote 4-0
Absent: Commissioners Bierman, Klein and Salazar
7. 81.306ED - TOWNSEND STREET OFFICE BUILDING, 254-264 TOWNSEND STREET, WEST SIDE OF LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8107972 AND 8107973 FOR CONSTRUCTION OF A 7-STORY, 81,900 SQUARE-FOOT OFFICE BUILDING WITH A SEPARATE 146-SPACE PARKING GARAGE ON A VACANT LOT WITHIN AN M-2 (HEAVY INDUSTRIAL) DISTRICT IN A 105-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of February 4, 1982)
- Passed motion to continue to March 25, 1982.
Vote 4-0
Absent: Commissioners Bierman, Klein and Salazar

4:30 P.M.

8. 82.86D - 774 TEHAMA STREET, LOT 75 IN ASSESSOR'S BLOCK 3729; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8200521; PROPOSAL FOR THE CONSTRUCTION OF A 3-STORY OFFICE BUILDING OF APPROXIMATELY 5,900 GROSS SQUARE FEET.

Approved/Conditions
Vote 7-0

Resolution No. 9333

9. 82.87D - 44 CAMPTON PLACE, LOT 12 IN ASSESSOR'S BLOCK 294; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8200461; PROPOSAL FOR THE CONSTRUCTION OF A 4-STORY OFFICE BUILDING OF APPROXIMATELY 7,600 GROSS SQUARE FEET.

Approved/Conditions
Vote 7-0

Resolution No. 9334

10. 81.610ED - 569 SACRAMENTO STREET/565 COMMERCIAL STREET, LOT 11 IN ASSESSOR'S BLOCK 228B; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8200492; PROPOSAL FOR A 3-STORY ADDITION TO AN EXISTING ONE-STORY BUILDING FOR A TOTAL OF APPROXIMATELY 19,000 GROSS SQUARE FEET.

Passed motion to continue to March 18, 1982.
Vote 5-0

Absent: Commissioners Klein and Salazar

5:00 P.M.

11. 82.10ER - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CABLE CAR REHABILITATION PROGRAM; RECONSTRUCTION OF THE CABLE CAR SYSTEM INCLUDING REHABILITATION AND RESURFACING OF STREETS ADJACENT TO CABLE CAR LINES, RELOCATION OF UTILITY LINES, CONSTRUCTION OF LOADING PLATFORMS WITHIN A NEWLY-CONSTRUCTED VARIED RIGHT-OF-WAY, REQUIRING WIDTH CHANGES AND LATERAL TRACK RELOCATION.

Denied/Appeal

Resolution No. 9335

Vote 5-2

Voting no: Commissioners Rosenblatt and Salazar

5:00 P.M. (Cont)

12. 82.10ER - REVIEW OF VARIOUS ELEMENTS OF THE CABLE CAR
REHABILITATION PROGRAM FOR CONFORMITY WITH THE
MASTER PLAN.

Passed motion to find conformity with the
Master Plan.

Vote 5-2

Voting no: Commissioners Rosenblatt and Salazar

Adjourned: 7:15 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE
MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE
SECRETARY, CITY PLANNING COMMISSION, AT
558-4656.

55
21
8/52

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
MARCH 18, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.
MAR 26 1982
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

1:00 P.M.

1. Current Matters

A. Director's Report

1. CONSIDERATION OF THE PROPOSED WORK PROGRAM AND BUDGET
FOR THE DEPARTMENT OF CITY PLANNING FOR FISCAL YEAR
1982-83.

Public testimony taken from the following:

1. Sue Hestor

Approved Resolution No. 9336 Vote 6-0
Absent: Commissioner Salazar

2. CONSIDERATION OF A RESOLUTION TO AMEND RESOLUTION
NO. 8474 - JANUARY 17, 1980 TO MODIFY EXISTING
PLANNING COMMISSION POLICY REQUIRING DISCRETIONARY
REVIEW OF ALL NEW BUILDINGS AND EXPANSIONS OF EX-
ISTING BUILDINGS SO THAT PROJECTS INVOLVING EXPAN-
SIONS OF UNDER 50,000 SQUARE FEET SUBJECT TO STAFF
RECOMMENDATION, MAY BE EXEMPT FROM THIS POLICY OF
MANDATORY DISCRETIONARY REVIEW.

Approved Resolution No. 9337 Vote 6-0
Absent: Commissioner Salazar

3. RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO
"APPLY FOR, ACCEPT, AND EXPEND" APPROXIMATELY
\$28,000 IN AMENDMENT TO THE EDA 302(A) GRANT.

Approved Resolution No. 9338 Vote 6-0
Absent: Commissioner Salazar

B. Commissioners' Questions and Matters

1:30 P.M.

2. 81.267L - MASKEY BUILDING, 46-52 KEARNY STREET, LOT 8 IN ASSESSOR'S BLOCK 311; CONSIDERATION OF LANDMARK DESIGNATION.

(Continued from the Regular Meeting of January 28, 1982)

Public testimony taken from the following:

1. Patrick McGrew, representing the Landmarks Board, in support.
2. Grant DeHart, representing Heritage, in support.
3. Michael Corbett, representing Heritage, in support.
4. Timothy Tosta, representing sponsors of the proposed San Francisco Federal Savings & Loan Association Office Building, in opposition.

Disapproved Resolution No. 9339 Vote 5-1
Voting No: Commissioner Bierman
Absent: Commissioner Salazar

3. 81.710ED - 569 SACRAMENTO STREET/565 COMMERCIAL STREET, LOT 11 IN ASSESSOR'S BLOCK 228B; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8200392; PROPOSAL FOR A 3-STORY ADDITION TO AN EXISTING ONE-STORY BUILDING FOR A TOTAL OF APPROXIMATELY 19,000 GROSS SQUARE FEET.

(Continued from the Regular Meeting of March 11, 1982)

Continued indefinitely.

Absent: Commissioner Salazar

2:00 P.M.

4. 81.266L - CONSIDERATION OF SHEETMETAL WORKERS' UNION HALL AT 225 GUERRERO STREET, LOT 3 IN ASSESSOR'S BLOCK 3545, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Public testimony taken from the following:

1. Patrick McGrew, representing the Landmarks Board, in support.

Approved Resolution No. 9340 Vote 7-0

2:00 P.M. (Cont)

5. 81.268L - CONSIDERATION OF EDWIN KLOCKARS BLACKSMITH SHOP AT 449 FOLSOM STREET, LOT 28 IN ASSESSOR'S BLOCK 3748, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Public testimony taken from the following:

1. Patrick McGrew, representing the Landmarks Board, in support.

Approved Resolution No. 9341 Vote 7-0

6. 82.42L - CONSIDERATION OF THE ARCHBISHOP'S MANSION AT 1000 FULTON STREET, LOT 6 IN ASSESSOR'S BLOCK 778, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Public testimony taken from the following:

1. Patrick McGrew, representing the Landmarks Board, in support.

Approved Resolution No. 9342 Vote 7-0

7. 81.704AD - APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION ON A VACANT SITE AT 477 PACIFIC AVENUE, SOUTH SIDE OF PACIFIC AVENUE BETWEEN SANSOME AND MONTGOMERY STREETS, LOT 24 IN ASSESSOR'S BLOCK 175, IN THE JACKSON SQUARE HISTORIC DISTRICT.

Approved Resolution No. 9343 Vote 7-0

8. 81.704AD - 477 PACIFIC AVENUE, SOUTH SIDE OF PACIFIC AVENUE BETWEEN SANSOME AND MONTGOMERY STREETS, LOT 24 IN ASSESSOR'S BLOCK 175; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8200287, CONSTRUCTION OF A 4-STORY NEW BUILDING IN THE JACKSON SQUARE HISTORIC DISTRICT.

Matter withdrawn from Calendar - No Action required.

2:30 P.M.

9. 81.607U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 2088-90 UNION STREET, NORTHWEST CORNER AT WEBSTER STREET, LOT 17 IN ASSESSOR'S BLOCK 532, TO PERMIT AN INCREASE OF APPROXIMATELY 7,000 SQUARE FEET OF COMMERCIAL OFFICE SPACE ON 2ND AND 3RD FLOORS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.

NOTE: PROPOSED FOR CONTINUATION TO APRIL 15, 1982.

Passed motion to continue to April 15, 1982.

Vote 7-0

10. 82.48U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 561 CASTRO STREET, EAST SIDE BETWEEN 18TH AND 19TH STREETS, LOT 63 IN ASSESSOR'S BLOCK 3583, TO PERMIT COMMERCIAL OCCUPANCY (EXISTING BEAUTY SHOP) ON 2ND FLOOR IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE CASTRO STREET SPECIAL USE DISTRICT.

Approved/Conditions
Vote 7-0

Resolution No. 9344

11. 81.689U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 3917 24TH STREET, SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOT 38 IN ASSESSOR'S BLOCK 6508, TO PERMIT CONVERSION OF 2ND FLOOR OF RESIDENTIAL USE TO COMMERCIAL OFFICE USE IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.

Public testimony taken from the following:

1. Joel Coopersmith, the applicant.
2. Peter Thomas, occupant of building, in support.
3. Fred Methner, representing the East & West of Castro Street Club, in opposition.
4. Mariam Blaustein, in opposition.
5. Kay Patchner, in opposition.

Passed motion to continue to April 29, 1982.

Vote 7-0

2:30 P.M. (Cont)

12. 82.40U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 4015 - 24TH STREET, SOUTH SIDE BETWEEN NOE AND CASTRO STREETS, LOT 32 IN ASSESSOR'S BLOCK 6507, TO PERMIT RESTAURANT EXPANSION IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.

Public testimony taken from the following:

1. Larry Spergel, owner and applicant.
2. Chet Mitchell, in support.
3. Fred Methner, representing the East & West of Castro Street Club, in opposition.
4. Mariam Blaustein, in opposition.

Approved/Conditions
Vote 7-0

Resolution No. 9345

13. 82.81U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 3200 FILLMORE STREET, NORTHEAST CORNER AT GREENWICH STREET, LOT 6A IN ASSESSOR'S BLOCK 509, TO PERMIT A PLACE OF ENTERTAINMENT (A PIANO AND SINGER) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.

Public testimony taken from the following:

1. Bob Mitchell, representing the applicant.
2. David Thompson, in opposition.
3. Dr. June Ohden, in opposition.
4. Anne Fogelberg, in opposition.
5. Shirely Jacobs, in opposition.
6. Gloria Casavello, in opposition.
7. Elmo Vasallio, in opposition.
8. Patricia Brown, in opposition

Passed motion to continue to April 1, 1982.
Vote 7-0

3:30 P.M.

14. EE80.337 - 201 SPEAR STREET AT HOWARD STREET, LOTS 16, 17 AND 25 PLUS PORTIONS OF LOTS 1 AND 19 IN ASSESSOR'S BLOCK 3741; DRAFT ENVIRONMENTAL IMPACT REPORT TO CONSTRUCT AN 18-STORY, 240-FOOT HIGH OFFICE BUILDING WITH ABOUT 260,000 SQUARE FEET OF FLOOR AREA, GROUND LEVEL RETAIL AND 50 PARKING SPACES, AFTER REMOVAL OF A PARKING LOT, REQUIRING DISCRETIONARY REVIEW.

Public testimony taken from the following:

1. Eric Shotmeyer, representing CALTRANS.
2. Sue Hestor.
3. Kay Pachtner, representing Consumer Action.
4. Paul Gordenev, representing the Peninsula Commuters Action Committee.
5. Tony Bruzzone, representing the San Francisco Muni Railway.
6. Bill Fensterbush, representing the project sponsor.
7. Robert Heron, representing the project sponsor.

Passed motion to close period for receipt of public testimony and to close public hearing for written comment on March 29, 1982.

Vote 6-0

Absent: Commissioner Nakashima

15. 81.552EV - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR SOUTHEND WAREHOUSE AT 625 2ND STREET, LOTS 4, 5 AND 7 IN ASSESSOR'S BLOCK 3789; CONVERSION OF A 4-STORY BRICK WAREHOUSE TO OFFICE USE IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, AFTER DEMOLITION OF A 2-STORY WAREHOUSE WHICH WOULD BE REPLACED BY A SURFACE PARKING LOT. A VARIANCE IS BEING SOUGHT TO ALLOW VALET PARKING FOR 197 PARKING SPACES.

NOTE: PROPOSED FOR CONTINUATION TO MARCH 25, 1982.

Passed motion to continue to March 25, 1982.

Vote 7-0

Adjourned: 7:15 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

C55

#21

3/25/82

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
MARCH 25, 1982
ROOM 282, CITY HALL
12:30 P.M.

DOCUMENTS
APR 7 1982
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

12:30 P.M.

1. Current Matters

A. Director's Report

1. CONSIDERATION OF RESOLUTION ENDORSING DIRECTOR'S
LETTER TO ABAG CONCERNING ABAG'S HOUSING NEEDS
REPORT.

Public testimony taken from the following:

1. Dan Lopez, Chief of Housing at the Association
of Bay Area Governments.
2. Sue Hestor

Approved Resolution No. 9355 Vote 6-0
Absent: Commissioner Nakashima

2. PRESENTATION OF DESIGN OF HOLIDAY INN, MASON AND
O'FARRELL STREETS, FOR COMMISSION REVIEW.

Public testimony taken from the following:

1. John Deakin, representing the project sponsor.

Passed motion approving the proposed design.
Vote 5-0
Absent: Commissioners Salazar and Klein

B. Commissioners' Questions and Matters.

Commended Marie Zeller's Service to the Department.

Approved Resolution No. 9346 Vote 6-0
Absent: Commissioner Salazar

1:00 P.M.

2. 81.684L - CONSIDERATION OF DON LEE BUILDING AT 1000 VAN NESS AVENUE, LOT 5 IN ASSESSOR'S BLOCK 715, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of February 25, 1982)

Approved Resolution No. 9347 Vote 6-0
Absent: Commissioner Salazar

3. 81.692L - CONSIDERATION OF THE EARLE C. ANTHONY PACKARD SHOWROOM AT 901 VAN NESS AVENUE, LOT 2 IN ASSESSOR'S BLOCK 719, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.
- (Continued from the Regular Meeting of February 25, 1982)

Public testimony taken from the following:

1. Patrick McGrew, representing the Landmarks Board, in support.
2. Grant DeHart, representing Heritage, in support
3. Marvin Cardoza, representing the building owner, in opposition.

Issues:

1. That designation constitutes inverse condemnation and deprives the owner of use of his building.

Approved Resolution No. 9348 Vote 6-0
Absent: Commissioner Salazar

1:00 P.M. (Cont)

4. 81.683L - CONSIDERATION OF THE ERNEST INGOLD DISPLAY AND SERVICE BUILDING AT 999 VAN NESS AVENUE, LOT 1 IN ASSESSOR'S BLOCK 719, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of February 25, 1982)

Public testimony taken from the following:

1. Grant DeHart, representing Heritage, in support.
2. Wallace O'Connell, representing the building owner, in opposition.

Issues:

1. That designation limited the owners right to make use of his property.
2. That, in terms of design and quality, the building was not special.

Approved Resolution No. 9349 Vote 5-1

Voting No: Commissioner Karasick

Absent: Commissioner Salazar

5. 81.691L - CONSIDERATION OF THE PHELAN BUILDING AT 760-784 MARKET STREET, LOT 1 IN ASSESSORS BLOCK 326, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of February 25, 1982)

Public testimony taken from the following:

1. Patrick McGrew, representing the Landmarks Board, in support.
2. Grant DeHart, representing Heritage, in support.
3. Ted Parker, representing the owner of the Phelan building.
4. Norman Buckhardt, perspective owner of the building.

1:00 P.M. (Cont)

5. (Cont) Issues:

1. That designation limited the ability of the owner to make use of his property in the context of ground-floor retail uses.
2. That designation might have some adverse impact on the possible sale of the building.

Approved Resolution No. 9350 Vote 7-0

6. 81.690L - CONSIDERATION OF THE FLATIRON BUILDING AT 540-548 MARKET STREET, LOT 1 IN ASSESSOR'S BLOCK 291, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.
(Continued from the Regular Meeting of February 25, 1982)

Public testimony taken from the following:

1. G. Tischer, the building owner, in opposition.

Issues:

1. That the building was not of landmark quality.

Approved Resolution No. 9351 Vote 7-0

7. 81.686L - CONSIDERATION OF THE FLOOD BUILDING AT 870-898 MARKET STREET, LOT 5 IN ASSESSOR'S BLOCK 329, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.
(Continued from the Regular Meeting of February 25, 1982)

Public testimony taken from the following:

1. William Troutman, representing the Flood Foundation.

1:00 P.M. (Cont)

7. (Cont) Issues:

1. Landmark quality of the ground floor.
2. The effect of designation on the cost of bringing the building into compliance with the Parapet Safety Ordinance.

Approved

Resolution No. 9352

Vote 7-0

1:30 P.M.

8. EE81.11 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION AT 25TH STREET AND CLIPPER STREET, AT HOMESTEAD STREET, LOTS 16, 19 and 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; TO CONSTRUCT ON VACANT LOT 33 DWELLING UNITS IN 8 BUILDINGS WITH 43 PARKING SPACES IN COMMON GARAGE UNDER 3 OF THE BUILDINGS WITH ACCESS FROM 24TH STREET AND FROM CLIPPER STREET, REQUIRING CONDITIONAL USE AUTHORIZATION.
(Continued from the Regular Meeting of March 4, 1982)

Passed motion to continue indefinitely.

Vote 6-0

Absent: Commissioner Salazar

9. R82.44 - 25TH STREET AND CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; PROPOSED SALE OF PROPERTY, IN A P (PUBLIC USE) DISTRICT.
NOTE: Proposed for continuation to a later date.

Passed motion to continue indefinitely.

Vote 6-0

Absent Commissioner Salazar

10. CU81.4 - SOUTH SIDE OF 25TH STREET AT HOMESTEAD AND NORTH SIDE OF CLIPPER STREET BETWEEN DOUGLASS AND HOFFMAN STREETS, LOTS 16, 17, 19 and 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544 - REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT, WITH MODIFICATIONS TO DENSITY, OPEN SPACE AND OFF-STREET PARKING PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SITE FOR APPROXIMATELY 33 DWELLING UNITS AND 43 OFF-STREET PARKING SPACES IN AN RH-2 (HOUSE, TWO FAMILY) AND 40-X HEIGHT AND BULK DISTRICTS. A FIVE-FOOT WIDE STRIP OF LAND ADJOINING THE CLIPPER STREET PROPERTY LINE AND PRESENTLY OWNED BY THE CITY MAY BE A PART OF THE DEVELOPMENT.
NOTE: Proposed for continuation to a later date.

1:30 P.M. (Cont)

10. (Cont) Passed motion to continue indefinitely.
Vote 6-0

Absent: Commissioner Salazar

11. 81.306ED - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE TOWNSEND STREET OFFICE BUILDING, 254-264 TOWNSEND STREET, WEST SIDE OF LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; CONSTRUCTION OF A 7-STORY 81,900 SQUARE-FOOT OFFICE BUILDING WITH A SEPARATE 146-SPACE PARKING GARAGE ON A VACANT LOT WITHIN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, IN A 105-F HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of March 11, 1982)

NOTE: Proposed for continuation to a later date.

Passed motion to continue to April 22, 1982.

Vote 6-0

Absent: Commissioner Salazar

12. 81.306ED - TOWNSEND STREET OFFICE BUILDING, 254-264 TOWNSEND STREET, WEST SIDE OF LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8107972 AND 8107973 FOR CONSTRUCTION OF A 7-STORY, 81,900 SQUARE-FOOT OFFICE BUILDING WITH A SEPARATE 146-SPACE PARKING GARAGE ON A VACANT LOT WITHIN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, IN A 105-F HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of March 11, 1982)

NOTE: Proposed for continuation to a later date.

Passed motion to continue to April 22, 1982.

Vote 6-0

Absent: Commissioner Salazar

1:30 P.M. (Cont)

13. 81.306ED - TOWNSEND STREET OFFICE BUILDING, 254-264 TOWNSEND STREET, WEST SIDE OF LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8107972 AND 8107973 FOR CONSTRUCTION OF A 7-STORY, 81,900 SQUARE-FOOT OFFICE BUILDING WITH A SEPARATE 146-SPACE PARKING GARAGE ON A VACANT LOT WITHIN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, IN A 105-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of March 11, 1982)

NOTE: Proposed for continuation to a later date.

Passed motion to continue to April 22, 1982.
1982.

Vote 6-0

Absent: Commissioner Salazar

14. 81.552EV - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR SOUTHEND WAREHOUSE AT 625 2ND STREET, LOTS 4, 5 AND 7 IN ASSESSOR'S BLOCK 3789; CONVERSION OF A 4-STORY BRICK WAREHOUSE TO OFFICE USE IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, AFTER DEMOLITION OF A 2-STORY WAREHOUSE WHICH WOULD BE REPLACED BY A SURFACE PARKING LOT. A VARIANCE IS BEING SOUGHT TO ALLOW VALET PARKING FOR 197 PARKING SPACES.
(Continued from the Regular Meeting of March 18, 1982)

NOTE: Proposed for continuation to a later date.

Passed motion to continue to April 22, 1982

Vote 6-0

Absent: Commissioner Salazar

15. 81.693EV - 539 BRYANT STREET, SOUTH SIDE AT ZOE STREET, LOT 41 IN ASSESSOR'S BLOCK 3776, APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A PROPOSED CONVERSION OF A 63,000 SQUARE-FOOT WAREHOUSE TO OFFICE USE, IN A M-2 (HEAVY INDUSTRIAL) DISTRICT.
(Continued from the Regular Meeting of March 11, 1982)

NOTE: Proposed for continuation to a later date.

Passed motion to continue to April 22, 1982.

Vote 6-0

Absent: Commissioner Salazar

1:30 P.M. (Cont)

16. 82.46Q - 2415 BUCHANAN STREET, WEST SIDE BETWEEN WASHINGTON AND JACKSON STREETS, LOT 8 IN ASSESSOR'S BLOCK 604 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Public testimony taken from the following:

1. Sue Hestor

Issues:

1. That judgement with respect to Master Plan conformity could not be made without a Valid Residence Element of Master Plan.

Approved/Conditions Resolution No. 9353

Vote 6-1

Voting No.: Commissioner Bierman

1:45 P.M.

17. 81.500EC - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE AT 1300 SACRAMENTO STREET, AT JONES STREET, LOT 8 IN ASSESSOR'S BLOCK 220 IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT AND 160A HEIGHT AND BULK DISTRICT, CONSTRUCT 14½-STORY, 24-UNIT RESIDENTIAL CONDOMINIUMS, PROVIDING 24 OFF-STREET PARKING SPACES, REQUIRING DEMOLITION OF EXISTING 4-STORY RESIDENTIAL BUILDING WITH 22 DWELLING UNITS, AND CONDITIONAL USE AUTHORIZATION TO BUILD UP TO A 160-FOOT HEIGHT LIMIT. (Continued from the Regular Meeting of February 25, 1982)

Public testimony taken from the following:

1. Helen Hui, representing the project sponsor.
2. John McKean, representing the project sponsor.
3. Ed. Sue, the project architect.
4. John Cope, representing the NOBHILL Association, in support.
5. Bernie Bockold, in support.
6. Zora C. Gross, in support.
7. David Bidwell, in support.
8. Ted Moulton, in support.
9. Steve Patton, in support.
10. Dorothy Dana, in opposition.
11. Grant DeHart, in opposition.

1:45 P.M. (Cont)

17. (Cont)
12. John Holtzclaw, in opposition.
 13. Andrew Butler, President of the NOBHILL Neighbors, in opposition.
 14. Bradford Paul, in opposition.
 15. Linda Chapman, in opposition.
 16. Norman Rolph, in opposition.
 17. Edward Van Egri, in opposition.
 18. Kay Pachtner, in opposition.
 19. Sue Hestor, in opposition.
 20. H.C. Peterson, in opposition.

Issues:

1. Extent to which existing building is code compliant.
2. Extent to which proposed building will be compatible with surrounding neighborhood.
3. Loss of low and moderate rental units.
4. The suitability of the site of the proposed replacement building.

Approved/Conditions Resolution No. 9354

Vote 5-2

Voting No: Commissioners Bierman and Kelleher

3:00 P.M.

18. EE80.248 - PUBLIC HEARING ON A DRAFT ENVIRONMENTAL IMPACT REPORT FOR FRANCISCO PLACE OFFICE/CONDOMINIUMS, 530 CHESTNUT STREET, LOT 10 IN ASSESSOR'S BLOCK 52, CONSTRUCT NEW AND REUSE EXISTING BUILDING FOR 93 RESIDENCES 48,000 SQUARE FEET OF OFFICE AND ABOUT 190 PARKING SPACES AFTER DEMOLITION OF SOME EXISTING BUILDINGS, REQUIRING CONDITIONAL USE APPROVAL AND CERTIFICATE OF APPROPRIATENESS.

Public testimony taken from the following:

1. Nan Roth representing the Telegraph Hill Dwellers.
2. Judith Robinson
3. Sue Hestor
4. Marie LaRocca

Passed motion to close the public hearing.

Vote 7-0

3:30 P.M.

19. R78.25 - ELSIE STREET WIDENING TO 21 FEET, SOUTHWESTERLY OF ESMERALDA AVENUE TO VIRGINIA STREET, INVOLVING SIDE-WALK NARROWING.

Continued to April 22, 1982.
Vote 7-0

4:30 P.M.

20. EE81.61 - 115-135 MAIN OFFICE BUILDING, 135 MAIN STREET, LOTS 12 AND 13 IN ASSESSOR'S BLOCK 3717; CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR A 22-STORY, 340-FOOT HIGH OFFICE BUILDING WITH 264,000 SQUARE FEET OF FLOOR AREA, GROUND FLOOR RETAIL SPACE AND SUBSURFACE PARKING FOR 22 CARS AFTER DEMOLITION OF TWO BRICK COMMERCIAL STRUCTURES, REQUIRING DISCRETIONARY REVIEW.
(Continued from the Regular Meeting of January 21, 1982)

Approved/Certification Resolution No. 9356
Vote 5-1
Voting No: Commissioner Bierman
Absent: Commissioner Nakashima

21. 82.82D - 115-135 MAIN OFFICE BUILDING, 115-135 MAIN STREET, LOTS 12 AND 13 IN ASSESSOR'S BLOCK 3717; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103723 FOR CONSTRUCTION OF A 22-STORY, 340-FOOT HIGH OFFICE BUILDING WITH 264,000 SQUARE FEET OF FLOOR AREA, GROUND FLOOR RETAIL SPACE AND SUBSURFACE PARKING FOR 22 CARS LOCATED IN THE C-3-0 (DOWNTOWN OFFICE) DISTRICT, 400-I HEIGHT AND BULK DISTRICT, IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA.

Public testimony taken from the following:

1. David Williams, the project architect.
2. David Jones, representing San Franciscans for Reasonable Growth, in opposition.
3. Kay Patchner, representing Consumer Action.
4. Sue Hestor, in opposition.

4:30 P.M. (Cont)

21. (Cont) Issues:

1. The absence of adequate analysis of cumulative impacts.
2. The inadequacy of the Office Housing Production Program Guidelines.
3. The absence of concrete transit impact mitigation.
4. The finding of no significant impact in the area of air quality.
5. The need for mitigation in the area of demand for childcare service.
6. The appropriateness of the buildings design.
7. That the project should not be acted upon given absence of a legal housing element for the city.

Approved/Conditions Resolution No. 9557

Vote 6-0

Absent: Commissioner Nakashima

Adjourned: 8:40 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

SF
C55
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4/1/82

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
APRIL 1, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

APR 14 1982

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE
CONSIDERATION BY THE CITY PLANNING COMMISSION.
Cancelled.

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

2:00 P.M.

2. 82.93C - 949 BRUSSELS STREET, EAST SIDE BETWEEN MANSELL AND
ORDWAY STREETS, LOT 18 IN ASSESSOR'S BLOCK 6158;
REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A
NARROW LOT SUBDIVISION RESULTING IN ONE PARCEL WITH
A WIDTH OF APPROXIMATELY 16 FEET OR FOR TWO DWELLING
UNITS ON A 6,000 SQUARE-FOOT LOT WHEN UP TO ONE UNIT
FOR EACH 3,000 SQUARE FEET MAY BE AUTHORIZED AS A
CONDITIONAL USE IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9358 Vote 6-0
Absent: Commissioner Salazar

3. 81.632EC - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND
DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623;
APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR
CONSTRUCTION OF 8 UNITS ON A LOT WITH APPROXIMATELY
8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000
SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN
AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

NOTE: PROPOSED FOR CONTINUATION TO APRIL 15, 1982.

Passed motion to continue to April 15, 1982.

Vote 6-0

Absent: Commissioner Salazar

2:00 P.M. (Cont)

4. 81.632EC - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 8 UNITS ON A LOT WITH APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

NOTE: PROPOSED FOR CONTINUATION TO APRIL 15, 1982.

Passed motion to continue to April 15, 1982.

Vote 6-0

Absent: Commissioner Salazar

5. 81.367E2C - 2166 PACIFIC AVENUE, NORTH SIDE BETWEEN BUCHANAN AND LAGUNA STREETS, LOT 29 IN ASSESSOR'S BLOCK 579; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 4 UNITS ON A LOT WITH APPROXIMATELY 4,389 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

NOTE: PROPOSED FOR CONTINUATION TO MAY 6, 1982.

Passed motion to continue to May 6, 1982.

Vote 6-0

Absent: Commissioner Salazar

6. 82.72C - 1200 - 19TH AVENUE, SOUTHWEST CORNER AT LINCOLN WAY, LOT 1 IN ASSESSOR'S BLOCK 1731; REQUEST TO PERMIT CHANGES OF CONDITIONS FOR CONDITIONAL USE RESTAURANTS IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Disapproved

Resolution No. 9359

Vote 7-0

Public testimony taken from the following:

1. Michael Ohleyer, representing the applicant.
2. Gwin Ferguson, representing the applicant.
3. Barney Johnson, Traffic Engineering Consultant, representing the applicant.
4. Tonia Light, in opposition.
5. Ruth Call, in opposition.
6. Gene Perl, in opposition.
7. Marie Chambers, in opposition.
8. Allan Chalmers, in opposition.
9. Jim Fortenas, in opposition.
10. Irene Zable, in opposition.

APRIL 1, 1982

2:00 P.M. (Cont)
6. 82.72C (Cont)

Public testimony taken from the following: (Cont)

11. Vivian Goodwin, in opposition.
12. Evelyn Wilson, in opposition.
13. Dennis Antenore, in opposition.
14. Dorothy Yanke, in opposition.
15. John Bardis, in opposition.

Issues:

1. Intensity of the proposed use.
2. Vehicular access to the site.
3. Traffic congestion.
4. Litter.
5. Noise.
6. Parking.

3:00 P.M.

7. 82.75CV - 1485-1487 - 20TH AVENUE, WEST SIDE BETWEEN JUDAH AND KIRKHAM STREETS, LOT 13 IN ASSESSOR'S BLOCK 1833; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT UP TO 3 UNITS ON A LOT WITH APPROXIMATELY 4,200 SQUARE FEET WHEN ONE UNIT FOR EACH 1,500 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

NOTE: PROPOSED FOR CONTINUATION TO JUNE 3, 1982.

Passed motion to continue to June 3, 1982.
Vote 7-0

8. 81.609EC - 399 BUENA VISTA EAST (FORMER ST. JOSEPH'S COLLEGE OF NURSING BUILDING), SOUTHEAST SIDE BETWEEN PARK HILL AVENUE AND UPPER TERRACE, LOTS 23 AND 99 IN ASSESSOR'S BLOCK 2607, TO PERMIT A PLANNED UNIT DEVELOPMENT TO INCLUDE 40 LIVING UNITS, APPROXIMATELY 17,500 SQUARE FEET OF OFFICE SPACE AND 16 PARKING SPACES IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of March 4, 1982)

NOTE: PROPOSED FOR CONTINUATION TO APRIL 15, 1982.

Passed motion to continue to April 15, 1982.
Vote 7-0

3:00 P.M. (Cont)

9. 81.351EZ - 2471-2473 WASHINGTON STREET, SOUTH SIDE BETWEEN FILLMORE AND WEBSTER STREETS, PORTION OF LOT 23 IN ASSESSOR'S BLOCK 612; REQUEST FOR RECLASSIFICATION FROM AN RH-2 (HOUSE, TWO-FAMILY) TO A C-2 (COMMUNITY BUSINESS) DISTRICT.

Disapproved Resolution No. 9360 Vote 6-1
Voting no: Commissioner Salazar

Public testimony taken from the following:

1. Lester Horton, representing the applicant.
2. Ronald Sunde, the applicant.
3. Carlton Skinner, owner of adjacent property.
4. Anne Bloomfield, neighborhood resident, in opposition.
5. William Edelman, neighborhood resident, in opposition.

Issues:

1. The encroachment of commercial use into a residential district.

10. 82.63Q - 95 - 26TH AVENUE, WEST SIDE BETWEEN EL CAMINO DEL MAR AND SEA CLIFF AVENUE, LOT 9 IN ASSESSOR'S BLOCK 1305; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Passed motion to continue to April 22, 1982.
Vote 7-0

Public testimony taken from the following:

1. Timothy Tosta, Attorney, representing the applicant.
2. Matthew Martenyi, an Attorney, representing three former tenants of the building.

Issues:

1. The current applicant was responsible for the actions of the previous owner of the building. Those actions related to efforts to vacate the building in preparation for conversion.
2. That conditions, providing benefits to past tenants, could be legally imposed on an approval.

3:45 P.M.

11. 81.620Q - 1945-1947-1949 JACKSON STREET, SOUTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 6B IN ASSESSOR'S BLOCK 601; REQUEST FOR CONSISTENCY WITH THE MASTER PLAN FOR A 3-UNIT CONDOMINIUM CONVERSION SUBDIVISION REQUESTING EXCEPTION FROM PRESERVATION OF MODERATE-INCOME HOUSING PROVISION OF THE SUBDIVISION CODE.

Approved/Conditions Resolution No. 9361

Vote 6-1

Voting no: Commissioner Bierman.

Public testimony taken from the following:

1. Barbara Herzig, an Attorney, representing the applicant.

Issues:

1. That the issuance and effective date of HUD related moderate income levels could cause hardship to applicants in the context of the City's system for accepting and processing condominium conversion applications.

12. 81.655Q - 2266-2266A-2268-2268A JACKSON STREET, NORTH SIDE BETWEEN BUCHANAN AND WEBSTER STREETS, LOT 11 IN ASSESSOR'S BLOCK 589; REQUEST FOR CONSISTENCY WITH THE MASTER PLAN FOR A 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION REQUESTING EXCEPTION FROM PRESERVATION OF LOW-INCOME HOUSING PROVISION OF THE SUBDIVISION CODE.

Approved/Conditions Resolution No. 9362

Vote 6-1

Voting no: Commissioner Bierman.

13. 81.660Q - 3119 JACKSON STREET, SOUTH SIDE BETWEEN PRESIDIO AVENUE AND LYON STREET, LOT 20 IN ASSESSOR'S BLOCK 983; REQUEST FOR CONSISTENCY WITH THE MASTER PLAN FOR A 9-UNIT CONDOMINIUM CONVERSION SUBDIVISION REQUESTING EXCEPTION FROM PRESERVATION OF MODERATE-INCOME HOUSING PROVISION OF THE SUBDIVISION CODE.

Passed motion to continue to April 15, 1982.

Vote 7-0

3:45 P.M. (Cont)

14. 81.624Q - 2090 GREAT HIGHWAY, NORTHEAST CORNER AT QUINTARA STREET, LOT 16 IN ASSESSOR'S BLOCK 2168; REQUEST FOR CONSISTENCY WITH THE MASTER PLAN FOR AN 18-UNIT CONDOMINIUM CONVERSION SUBDIVISION REQUESTING EXCEPTION FROM PRESERVATION OF MODERATE-INCOME HOUSING PROVISION OF THE SUBDIVISION CODE.

NOTE: PROPOSED FOR CONTINUATION TO APRIL 15, 1982.

Passed motion to continue to April 15, 1982.

Vote 7-0

15. 81.656Q - 23, 25, 27 AND 29 ORBEN PLACE, WEST SIDE BETWEEN CALIFORNIA AND PINE STREETS, LOT 32 IN ASSESSOR'S BLOCK 653; REQUEST FOR CONSISTENCY WITH THE MASTER PLAN FOR A 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION REQUESTING EXCEPTION FROM PRESERVATION OF MODERATE-INCOME HOUSING PROVISION OF THE SUBDIVISION CODE.

Passed motion to continue to April 15, 1982.

Vote 5-2

Voting no: Commissioners Bierman and Nakashima

Public testimony taken from the following:

1. Alexander Siddle, co-owner and applicant.

Issues:

1. That moderate income sales restrictions made conversion infeasible.

4:30 P.M.

16. 81.605E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE REMOVAL OF MATURE SCENIC TREES FROM THE SAN FRANCISCO WATER DEPARTMENT RIGHT-OF-WAY, 1600 CORDIOLERAS ROAD, REDWOOD CITY.

NOTE: PROPOSED FOR CONTINUATION TO APRIL 29, 1982.

Passed motion to continue to April 29, 1982.

Vote 7-0

4:30 P.M. (Cont)

17. 82.81U - REQUEST FOR AUTHORIZATION OF SPECIAL USE AT 3200 FILLMORE STREET, NORTHEAST CORNER AT GREENWICH STREET, LOT 6A IN ASSESSOR'S BLOCK 509, TO PERMIT A PLACE OF ENTERTAINMENT (A PIANO AND SINGER) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of March 18, 1982)

Disapproved Resolution No. 9363 Vote 6-1
Voting no: Commissioner Nakashima

Public testimony taken from the following:

1. Robert Mitchell, an Attorney, representing the applicant.
2. Pat Maraldo, a neighborhood resident, in opposition.
3. David Thompson, a neighborhood resident, in opposition.
4. Douglas Lind, the applicant.

Issues:

1. Proliferation of piano bars in the neighborhood and the generation of additional noise and traffic in the neighborhood.

5:00 P.M.

18. CU80.239 - HILTON TOWER NO. 2 - HOTEL EXPANSION - 375 O'FARRELL STREET, THE ENTIRE BLOCK BOUNDED BY O'FARRELL, MASON, ELLIS AND TAYLOR STREETS, ALL OF ASSESSOR'S BLOCK 325; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT TO ALLOW USE OF FLOOR AREA BONUS PROVISIONS AND MODIFICATION OF SPECIFIC STANDARDS THERETO, TO ALLOW CONSTRUCTION OF A 26-STORY, 410-GUEST ROOM HOTEL ADDITION OF UP TO 330,000 SQUARE FEET.

Approved/Conditions Resolution No. 9364
Vote 6-0
Absent: Commissioner Rosenblatt

Public testimony taken from the following:

1. William Coblentz, an Attorney, representing the project sponsor.
2. James Philon, representing the San Francisco Hilton Joint-Venture.
3. Jerry Schween, President of the North of Market Planning Coalition.

5:00 P.M. (Cont)

18. CU80.239 (Cont)

Public testimony taken from the following: (Cont)

4. Pat Powers, North of Market Planning Coalition.
5. Sara Colm, North of Market Planning Coalition, in opposition.
6. Joe Kaufman, North of Market Planning Coalition, in opposition.
7. Richard Parker, North of Market Planning Coalition, in opposition.
8. George Tanner, North of Market Planning Coalition.
9. Hazel George, North of Market Planning Coalition.
10. Calvin Welch, representing the Council of Community Housing Organizations.
11. Sue Hestor, representing San Franciscans for Reasonable Growth.
12. June Deal, North of Market Planning Coalition.
13. O. T. Wood, neighborhood resident.
14. Bradford Paul, representing the North of Market Planning Coalition.

Issues:

1. That Hilton should be permitted to make a community services contribution in an amount less than that contributed by Holiday and Ramada Inns.
2. Escalating land values and the loss of low cost housing in the tenderloin.
3. Design features of the proposed building.
4. Gentrification of the neighborhood.
5. Alleged illegal demolition of the Air Porter Bus Terminal.
6. Need for more mitigation.
7. The absence of legally sufficient housing element precluded action on the Conditional Use.

Adjourned: 8:30 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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4/8/82

SAN FRANCISCO
CITY PLANNING COMMISSION DOCUMENTS DEPT.
SUMMARY OF THE
REGULAR MEETING
HELD
APRIL 8, 1982
ROOM 282, CITY HALL
1:30 P.M.

APR 19 1982
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

2. 82.107Q - 279-289 DOWNEY STREET, WEST SIDE BETWEEN ASHBURY AND
FREDERICK STREETS, LOT 126 IN ASSESSOR'S BLOCK 1269;
REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A
6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2
(HOUSE, TWO-FAMILY) DISTRICT.
NOTE: Proposed for continuation

Passed motion to continue to May 6, 1982.
Vote 6-0
Absent: Commissioner Salazar

3. 81.626Q - 2357-61 JACKSON STREET, SOUTH SIDE BETWEEN FILLMORE
AND WEBSTER STREETS, LOT 23 IN ASSESSOR'S BLOCK 605;
REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A
6-UNIT CONDOMINIUM CONVERSION SUBDIVISION.

Approved/Conditions Resolution No. 9365
Vote 5-1
Voting No: Commissioner Bierman
Absent: Commissioner Salazar

2:30 P.M.

4. 81.604ACEVZ - 1298 SACRAMENTO STREET, NORTHEAST CORNER AT JONES STREET, PORTION OF LOT 89 IN ASSESSOR'S BLOCK 221; REQUEST FOR RECLASSIFICATION OF THE SOUTHERN 37- $\frac{1}{2}$ FEET OF PROPERTY FROM AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT TO AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT.

Passed motion to continue to April 29, 1982

Vote 7-0

5. 81.604ACEVZ - 1298 SACRAMENTO STREET, NORTHEAST CORNER AT JONES STREET, PORTION OF LOT 89 IN ASSESSOR'S BLOCK 221; REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR REHABILITATION AND ADJACENT NEW CONSTRUCTION FOR DESIGNATED LANDMARK NO. 106, THE CHAMBORD APARTMENTS.

Passed motion to continue to April 29, 1982

Vote 7-0

6. 81.604ACEVZ - 1208-12 JONES STREET AND 83-89 PLEASANT STREET, SCUTHEAST CORNER OF JONES AND PLEASANT STREETS, PORTION OF LOT 89 IN ASSESSOR'S BLOCK 221; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO EXCEED A HEIGHT OF 40 FEET IN A 65-A HEIGHT AND BULK DISTRICT, AND FOR A COMMUNITY GARAGE IN A NEW CONSTRUCTION ON THE NORTHERN 82.67 FEET OF PROPERTY.

Passed motion to continue to April 29, 1982

Vote 7-0

For the above three items, public testimony was taken from the following:

1. Brannan Sell, representing the project sponsor.
2. Bob Marquis, the project architect.
3. Michael Corbett, representing Heritage, in support of the proposed rehabilitation of the Chambord Apartments.
4. John Cope, representing the Nobhill Association, in support.
5. Kenneth Caldwell, a neighborhood resident, in support.
6. Linda Chapman, representing the Nobhill Neighbors.

Issues:

1. The loss of rental units.

3:15 P.M.

7. CU81.5 - SECOND AND FOLSOM PROJECT LOCATED ON THE EAST SIDE OF SECOND STREET BETWEEN FOLSOM AND HARRISON STREETS, LOTS 25 AND 51 IN ASSESSOR'S BLOCK 3749; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR AN OFFICE COMPLEX OF UP TO 12 STORIES IN HEIGHT, CONTAINING A GROSS FLOOR AREA OF UP TO 754,400 SQUARE FEET, WITH MODIFICATIONS AND EXCEPTIONS TO DENSITY, OFF-STREET PARKING, LOADING AND BULK PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SITE.
NOTE: Proposed for continuation.

Passed motion to continue to April 22, 1982

Vote 6-0

Absent: Commissioner Salazar

8. 81.356EC - 1600 BLOCK OF UNION STREET, NORTH SIDE BETWEEN FRANKLIN AND GOUGH STREETS, LOTS 2A, 2B, 2C, 3-8, 9, 9A, 9B, 9D and 9E in ASSESSOR'S BLOCK 529; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A C-2 (COMMUNITY BUSINESS) TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT, IN THE UNION STREET SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of March 4, 1982)
NOTE: Proposed for continuation.

Passed motion to continue to April 15, 1982

Vote 6-0

Absent: Commissioner Salazar

9. 81.276-UD - 1648 UNION STREET, NORTH SIDE BETWEEN GOUGH AND FRANKLIN STREETS, LOT 6 IN ASSESSOR'S BLOCK 529 IN A C-2 (COMMUNITY BUSINESS) DISTRICT WITH A PROPOSED RECLASSIFICATION TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8109118; A PROPOSAL TO DEMOLISH THE EXISTING TWO-STORY STRUCTURE, AND CONSTRUCT A 4-STORY BUILDING HAVING THREE DWELLING UNITS AND APPROXIMATELY 4,000 SQUARE FEET OF COMMERCIAL/OFFICE SPACE.
(Continued from the Regular Meeting of March 4, 1982)
NOTE: Proposed for continuation.

Passed motion to continue to April 15, 1982

Vote 6-0

Absent: Commissioner Salazar

Adjourned: . 4:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE
MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE
SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

APR 30 1982

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
APRIL 15, 1982
ROOM 282, CITY HALL
12:30 P.M.

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,
Nakashima, Rosenblatt and Salazar.

ABSENT: None.

11:00 A.M.

FIELD TRIP - To view the sites of matters scheduled for future
consideration by the City Planning Commission.

Completed.

12:30 P.M.

1. Current Matters

A. Director's Report

STATUS REPORT ON NEIGHBORHOOD COMMERCIAL REZONING STUDY.

Informational presentation - No action required.

WITH RESPECT TO THE PROPOSED 111 CHESTNUT CONDOMINIUMS
(LEVI'S PLAZA BLOCK "C"), ROBERT PASSMORE, ASSISTANT
DIRECTOR OF PLANNING-IMPLEMENTATION, INDICATED THAT THE
PROJECT SPONSOR HAD REQUESTED A TWO YEAR EXTENSION TO
THE CONSTRUCTION'S START DATE. THE DEPARTMENT CONCURS
IN THE REQUEST THAT CONSTRUCTION BEGIN NO LATER THAN
JULY 4, 1982, HE SAID. THE COMMISSION AGREED THAT THE
EXTENSION WAS APPROPRIATE.

B. Commissioners' Questions and Matters.

1:00 P.M.

2. 82.54D - 4626 IRVING STREET, NORTH SIDE BETWEEN 47TH AND 48TH
AVENUES, LOT 21 IN ASSESSOR'S BLOCK 1703 IN AN RH-2
(HOUSE, TWO-FAMILY) DISTRICT; CONSIDERATION OF DIS-
CRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO.
8108324; PROPOSAL TO DEMOLISH A 1-STORY, 2-CAR GARAGE
AND TO CONSTRUCT A 4-STORY BUILDING CONTAINING TWO
DWELLING UNITS.

Passed motion to take Discretionary Review.
Vote 5-0

Absent: Commissioners Klein and Salazar

1:00 P.M. (Cont)

3. 82.54D - 4626 IRVING STREET, NORTH SIDE BETWEEN 47TH AND 48TH AVENUES, LOT 21 IN ASSESSOR'S BLOCK 1703 IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8108324; PROPOSAL TO DEMOLISH A 1-STORY, 2-CAR GARAGE AND TO CONSTRUCT A 4-STORY BUILDING CONTAINING TWO DWELLING UNITS.

Public testimony taken from the following:

1. Dorothy Siegler, neighborhood resident, in opposition.

Issues:

1. Size of the building and the loss of sunlight.
2. Parking and traffic congestion.

Disapproved Resolution No. 9366 Vote 6-0
Absent: Commissioner Klein

4. 82.110D - 1439 8TH AVENUE, WEST SIDE BETWEEN JUDAH AND KIRKHAM STREETS, LOT 7 IN ASSESSOR'S BLOCK 1845 IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8200739; PROPOSAL TO DEMOLISH A 2-STORY, SINGLE-FAMILY RESIDENCE AND TO CONSTRUCT A 4-STORY BUILDING CONTAINING TWO DWELLING UNITS.

Passed motion to take Discretionary Review.
Vote 6-0
Absent: Commissioner Klein

5. 82.110D - 1439 8TH AVENUE, WEST SIDE BETWEEN JUDAH AND KIRKHAM STREETS, LOT 7 IN ASSESSOR'S BLOCK 1845 IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8200739; PROPOSAL TO DEMOLISH A 2-STORY, SINGLE-FAMILY RESIDENCE AND TO CONSTRUCT A 4-STORY BUILDING CONTAINING TWO DWELLING UNITS.

Public testimony taken from the following:

1. Alan Chalmers, President of the Inner Sunset Action Committee, in opposition.

Issues:

1. The loss of single family homes in the Sunset and Richmond districts.

1:00 P.M. (Cont)

5. (Cont) Approved/Condition Resolution No. 9367
Vote 6-0
Absent: Commissioner Klein

6. 81.607U - 2088-90 UNION STREET, NORTHWEST CORNER AT WEBSTER STREET, LOT 17 IN ASSESSOR'S BLOCK 532; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT AN INCREASE OF APPROXIMATELY 7,000 SQUARE FEET OF COMMERCIAL OFFICE SPACE ON 2ND AND 3RD FLOORS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.
Note: Proposed for continuation to May 6, 1982, due to pending Board of Permit Appeals action.

Passed motion to continue to May 6, 1982.
Vote 6-0
Absent Commissioner Klein

7. CU80.57 - 1685-1687 McKINNON AVENUE AND 1215 NEWHALL STREET, LOT 16 IN ASSESSOR'S BLOCK 5306; REQUEST FOR CONDITIONAL USE FOR USED PLUMBING HARDWARE AND APPLIANCE DEALER (INCLUDING OPEN STORAGE), IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of January 14, 1982)

Approved/Conditions Resolution No. 9368
Vote 6-0
Absent: Commissioner Klein

1:30 P.M.

8. 81.656Q - 23, 25, 27 AND 29 ORBEN PLACE, WEST SIDE BETWEEN CALIFORNIA AND PINE STREETS, LOT 32 IN ASSESSOR'S BLOCK 653; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION REQUESTING EXCEPTION FROM PRESERVATION OF MODERATE-INCOME HOUSING PROVISION OF THE SUBDIVISION CODE.
(Continued from the Regular Meeting of April 1, 1982)

Public testimony taken from the following:
1. Alexander Siddle, the applicant.

Issues:

The economic feasibility of conversion given the imposition of sales price restrictions on units in the building.

1:30 P.M. (Cont)

8. (Cont) Approved/Conditions Resolution No. 9369
Vote 4-2
Voting No: Commissioners Bierman and Karasick.
Absent: Commissioner Klein.

9. 81.624Q - 2090 GREAT HIGHWAY, NORTHEAST CORNER AT QUINTARA STREET, LOT 16 IN ASSESSOR'S BLOCK 2168; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR AN 18-UNIT CONDOMINIUM CONVERSION SUBDIVISION REQUESTING EXCEPTION FROM PRESERVATION OF MODERATE-INCOME HOUSING PROVISION OF THE SUBDIVISION CODE.
(Continued from the Regular Meeting of April 1, 1982)

Passed motion to continue to June 3, 1982
Vote 6-0
Absent: Commissioner Klein

10. 81.660Q - 3119 JACKSON STREET, SOUTH SIDE BETWEEN PRESIDIO AVENUE AND LYON STREET, LOT 20 IN ASSESSOR'S BLOCK 983; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 9-UNIT CONDOMINIUM CONVERSION SUBDIVISION REQUESTING EXCEPTION FROM PRESERVATION OF MODERATE-INCOME HOUSING PROVISION OF THE SUBDIVISION CODE.
(Continued from the Regular Meeting of April 1, 1982)

Passed motion to continue to June 3, 1982.
Vote 6-0
Absent: Commissioner Klein

11. 81.392Q - 2300 SUTTER STREET, NORTHWEST CORNER AT SCOTT STREET, LOT 36 IN ASSESSOR'S BLOCK 1051; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 16-UNIT COMMERCIAL CONDOMINIUM CONVERSION SUBDIVISION IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Regular Meeting of February 18, 1982)
Note: Proposed for continuation.

Passed motion to continue to June 10, 1982.
Vote 6-0
Absent: Commissioner Klein

2:00 P.M.

12. 81.717E - 2027-45 BALBOA STREET, SOUTH SIDE, BETWEEN 21ST AND 22ND AVENUES, LOT 41 IN ASSESSOR'S BLOCK 1623; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE SUBDIVISION OF THIS PARCEL INTO 4 LOTS WITH 2,500 SQUARE FEET EACH AND THE CONSTRUCTION OF 3 DWELLING UNITS ON EACH LOT IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT.

Passed motion to continue to May 20, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

13. 81.632EC - 4050 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF 8 UNITS ON A LOT WITH APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of April 1, 1982)

Passed motion to continue to May 20, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

14. 81.632EC - 4050 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 8 UNITS ON A LOT WITH APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of April 1, 1982)

Passed motion to continue to May 20, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

2:00 P.M. (Cont):

15. 81.609EC - 399 BUENA VISTA EAST (FORMER ST. JOSEPH'S COLLEGE OF NURSING BUILDING), SOUTHEAST SIDE BETWEEN PARK HILL AVENUE AND UPPER TERRACE, LOTS 23 AND 99 IN ASSESSOR'S BLOCK 2607; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT TO INCLUDE 40 LIVING UNITS, APPROXIMATELY 17,500 SQUARE FEET OF OFFICE SPACE AND 16 PARKING SPACES IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of April 1, 1982)

Passed motion to continue to May 27, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

3:00 P.M.

16. EE80.339 - SOUTHEAST CORNER OF POST AND KEARNY STREETS, LOTS 7, 8, 9, 10, AND 11 IN ASSESSOR'S BLOCK 311, PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR 17-STORY OFFICE BUILDING WITH GROUND LEVEL FINANCIAL AND RETAIL SPACE, APPROXIMATELY 200,000 SQUARE FEET WITH 23 PARKING SPACES, AFTER DEMOLITION OF EXISTING BUILDINGS OF APPROXIMATELY 90,000 SQUARE FEET.

Public testimony taken from the following:

1. Grant DeHart, representing the Foundation for San Francisco's Architectural Heritage.
2. Tom Horn, an attorney, representing the tenants at No. 30 Kearny Street.
3. Sue Hestor, representing San Franciscans for Reasonable Growth.

Motion passed to close the Public Hearing.

Vote 6-0

Absent: Commissioner Salazar

3:30 P.M.

17. 81.249E - 333 CALIFORNIA STREET, BETWEEN SANSOME AND BATTERY, LOTS 2, 6, 13 AND A PORTION OF 1 IN ASSESSOR'S BLOCK 261, ROBERT DOLLAR BLOCK; PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT FOR 600-FOOT HIGH, 47-STORY BUILDING WITH ABOUT 600,000 SQUARE FEET OF OFFICE, 18,500 SQUARE FEET OF RETAIL, 55 RESIDENCES AND 140 PARKING SPACES AFTER DEMOLISHING 3 OFFICE BUILDINGS AND A PARKING LOT; REQUIRING CONDITIONAL USE APPROVAL.

3:30 P.M. (Cont)

17. (Cont) Public testimony taken from the following:
1. Grant DeHart, representing HERITAGE.
 2. Kay Patchner, representing Consumer Action.
 3. Sue Hestor, representing San Franciscans for Reasonable Growth.

Motion passed to close the Public Hearing.

Vote 7-0

4:15 P.M.

18. 81.524C - 2100 WEBSTER STREET, EAST SIDE BETWEEN SACRAMENTO AND CLAY STREETS WITHIN THE PACIFIC MEDICAL CENTER, LOT 1 IN ASSESSOR'S BLOCK 628; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE (PLANNED UNIT DEVELOPMENT) FOR A MEDICAL OFFICE BUILDING WITH AN AVERAGE HEIGHT OF APPROXIMATELY 71 FEET REQUIRING CONSIDERATION OF THE USE AND HEIGHT PROVISIONS; MODIFICATION OF FLOOR AREA RATIO, REAR YARD AND OFF-STREET PARKING PROVISIONS OF THE CITY PLANNING CODE AND REQUIRING MODIFICATION OF CONDITIONS ATTACHED TO PREVIOUS PLANNED UNIT DEVELOPMENT AUTHORIZATIONS, IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Public testimony taken from the following:

1. Bill McCabe, an attorney, representing the project sponsor.
2. Martin Brontman, the project sponsor.
3. Jeffrey Heller, the project architect.
4. Jim Diaz, project architect.
5. Robert Lederer, neighborhood resident, in support.
6. Georgio Piceagli, representing the Westbay Health System Agency (HSA)
7. Dr. Mona Sarfaty, representing HSA.
8. Dr. Bruce Spivey, representing the Pacific Medical Center. (PMC)
9. Leona Butler, a consultant to PMC, in support.
10. Fred Thalheimer, representing the San Francisco Advisory Council to the HSA.
11. Dr. Francis Rigney, representing the San Francisco Planning and Urban Research Association (SPUR), in support.
12. Anne Bloomfield, representing the Pacific Heights Defense Committee, in opposition.
(Two prepared statements dated April 15, 1982, were submitted by Ms. Bloomfield to the Commission).

4:15 P.M. (Cont)

18. (Cont)
13. William Patterson, neighborhood resident, in opposition.
 14. William Edelman, a neighborhood resident, in opposition.
 15. Dr. Dennis Stone, in support.
 16. Angelica Thieriot, a neighborhood resident, in support.
 17. Catherine Swans, in support.
 18. Martin Weiner, representing Temple Sherith Israel, in support.
 19. Juliette Berges, in support.
 20. Robert Simmons, member of the Pacific Heights Council, in support.
 21. Rick Carlson, in support.
 22. Jean Norans, in support.
 23. Raymond Gettreck, in support.
 24. Paula Craigbaum, in support.
 25. John Be ham, representing the Pacific Heights Residents Association, in opposition.
 26. John Hamilton, in opposition.
 27. Calvin Welch, in opposition.
 28. Margaret Hineman, in opposition.
 29. John Bardis, in opposition.
 30. Sue Hestor, in opposition.
 31. Henry Zereteski, in support.

Issues:

1. The adequacy of parking provided.
2. That the project could set a precedent for Medical Institution expansion in other residential districts.
3. The generation of additional traffic in the neighborhood.
4. That the floor area ratio of the proposed building was consistent with the provisions of the City Planning Code.
5. The scale of the proposed building.
6. The impact of the proposal on the cost of health care.
7. The validity of the Zoning Administrator's interpretation of "Operated by and Affiliated with" in the context of Section 209.3(a) of the City Planning Code.

4:15 P.M. (Cont)

18. (Cont) Approved/Conditions Resolution No. 9370
Vote 6-1
Voting No: Commissioner Bierman

6:15 P.M.

19. 81.276EC - 1600 BLOCK OF UNION STREET, NORTH SIDE BETWEEN FRANKLIN AND GOUGH STREETS, LOTS 2A, 2B, 2C, 3-8, 9, 9A, 9B, 9D AND 9E IN ASSESSOR'S BLOCK 529; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A C-2 (Community Business) to an RC-1 (Residential-Commercial Combined, Low Density) district, in the Union Street Special Use District.

Public testimony taken from the following:

1. James Johnson, an attorney representing the sponsor of a proposed project at 1648 Union Street, in opposition.
2. Robert David, President of the Golden Gate Valley Neighborhood Association, the applicant.
3. Dennis Beckman, representing the Union Street Association, in opposition.

Issues:

1. Possible conflicts between the proposed RC-1 and provisions of the Union Street Special Use District.

Disapproved Resolution No. 9372 Vote 7-0

20. 81.276UD - 1648 UNION STREET, NORTH SIDE BETWEEN GOUGH AND FRANKLIN STREETS, LOT 6 IN ASSESSOR'S BLOCK 529 IN A C-2 (COMMUNITY BUSINESS) DISTRICT WITH A PROPOSED RECLASSIFICATION TO AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8109118; A PROPOSAL TO DEMOLISH THE EXISTING TWO-STORY STRUCTURE, AND CONSTRUCT A 4-STORY BUILDING HAVING THREE DWELLING UNITS AND APPROXIMATELY 4,000 SQUARE FEET OF COMMERCIAL/OFFICE SPACE.
(Continued from the Regular Meeting of April 8, 1982)

6:15 P.M. (Cont)

20. (Cont)

Public testimony taken from the following:

1. Mary Hanni, project architect.
2. James Johnson, an attorney, representing the project sponsor.
3. Dennis Beckman, representing the Union Street Committee, in opposition.
4. Robert David, representing the Golden Gate Valley Neighborhood Association, in opposition.
5. Nello Prianto, neighborhood resident, in opposition.
6. Al Celia, neighborhood resident, in opposition.
7. Barbara Hammond, neighborhood resident, in opposition.

Issues:

1. Size and scale of the proposed building.
2. Height of the proposed building.
3. Depth of the proposed rear yard and percentage of lot coverage.

Approved/Conditions

Resolution No. 9371

Vote 4-3

Voting No: Commissioners Bierman, Nakashima and Rosenblatt.

Adjourned: 11:15 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

SF
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4-22-82

DOCUMENTS DEPT.

MAY 21 1982

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
APRIL 22, 1982
ROOM 282, CITY HALL
1:00 P.M.

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima, Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

FIELD TRIP - To view the sites of matters scheduled for future consideration by the City Planning Commission.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

1. CONSIDERATION OF A RESOLUTION OPPOSING ACCELERATED OUTER CONTINENTAL SHELF (OCS) LEASE SALE SCHEDULE AND PENDING PROPOSED LEASE SALES.

Approved Resolution No. 9373 Vote 5-0

Absent: Commissioners Klein and Salazar.

2. PRESENTATION OF DESIGN REVISIONS FOR THE 1040-ROOM HOTEL RAMADA, LOCATED ON THE BLOCK BOUNDED BY MASON, EDDY, 5TH STREET NORTH AND ELLIS.

Passed motion approving concept of final design.

Vote 6-0

Absent: Commissioner Salazar

3. AREA BOUNDED BY COLUMBUS AVENUE, KEARNY, WASHINGTON AND JACKSON STREETS, (COMMONLY KNOWN AS THE INTERNATIONAL HOTEL BLOCK), LOTS 4-16 IN ASSESSOR'S BLOCK 195, FOR CONSIDERATION OF INITIATION OF RECLASSIFICATION FROM A C-2 (COMMUNITY BUSINESS) TO AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT.

1:00 P.M. (Cont)

3. (Cont)

Public testimony taken from the following:

1. Helen Baupista, representing the International Hotel Citizen's Advisory Committee, in support.
2. Grant DeHart, representing Heritage.

Approved Resolution No. 9374 Vote 6-0

Absent: Commissioner Salazar

1:30 P.M.

2. 82.142U - 1915 FILLMORE STREET, WEST SIDE BETWEEN PINE AND BUSH STREETS, LOT 4 IN ASSESSOR'S BLOCK 659; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A RESTAURANT (AS PART OF A BAR) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER FILLMORE SPECIAL USE DISTRICT.

Approved/Conditions Resolution No. 9375

Vote 6-0

Absent: Commissioner Salazar

3. 82.143U - 4026½ - 24TH STREET, NORTH SIDE BETWEEN NOE AND CASTRO STREETS, LOT 11 IN ASSESSOR'S BLOCK 3656; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A COMMERCIAL EXPANSION OF APPROXIMATELY 13,000 SQUARE FEET ON THE GROUND AND SECOND FLOORS IN AN RC-1 (RESIDENTIAL-COMMERICAL COMBINED, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT. (Application for rear yard and parking variance is set for hearing by the Zoning Administrator on April 21, 1982.)

Public testimony taken from the following:

1. Elisa Ining, the applicant.
2. Art Chartock, the project architect.
3. Fred Methner, representing the East and West of Castro Street Improvement Club, in opposition.

Passed motion to continue to May 13, 1982.

Vote 6-0

Absent: Commissioner Salazar

2:00 P.M.

4. 81.113ED - CENTRAL PLAZA; 9-41 FIRST STREET, SOUTHWEST CORNER OF MARKET STREET, LOTS 11 AND 12 IN ASSESSOR'S BLOCK 3709; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CONSTRUCTION OF A 370,500 SQUARE-FOOT OFFICE PROJECT WITH ONE 23-STORY, 323-FOOT HIGH, 282,000 SQUARE-FOOT BUILDING AND ONE 9-STORY, 125-FOOT HIGH, 88,500 SQUARE-FOOT BUILDING; 17,400 SQUARE FEET OF RETAIL, AND A 62-CAR PARKING GARAGE AFTER DEMOLITION OF THREE BUILDINGS, REQUIRING DISCRETIONARY REVIEW.

Public testimony taken from the following:

1. Kay Pachtner, representing Consumer Action.
2. Gayle Malden
3. Carmen Arbana
4. Carol Stevenson, representing the Childcare Law Project.
5. Grant DeHart, representing Heritage.
6. Bill Falik, an attorney, representing the Terminal Plaza Corporation.
7. Sue Hestor, representing San Franciscans for Reasonable Growth.

Passed motion to close the Public Hearing.

Vote 6-0

Absent: Commissioner Salazar

2:45 P.M.

5. 81.306ED - 254-264 TOWNSEND STREET, WEST SIDE OF LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF A 7-STORY, 81,900 SQUARE-FOOT OFFICE BUILDING WITH A SEPARATE 146-SPACE PARKING GARAGE ON A VACANT LOT WITHIN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, IN A 105-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of March 25, 1982)

Passed motion to continue to April 29, 1982.

Vote 6-0

Absent: Commissioner Salazar

2:45 P.M. (Cont)

6. 81.306ED - 254-264 TOWNSEND STREET, WEST SIDE OF LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8107972 AND 8107973 FOR CONSTRUCTION OF A 7-STORY, 81,900 SQUARE-FOOT OFFICE BUILDING WITH A SEPARATE 146-SPACE PARKING GARAGE ON A VACANT LOT WITHIN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, IN AN 105-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of March 25, 1982)

Passed motion to continue to April 29, 1982

Vote 6-0

Absent: Commissioner Salazar

7. 81.306ED - 254-264 TOWNSEND STREET, WEST SIDE OF LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8107972 AND 8107973 FOR CONSTRUCTION OF A 7-STORY, 81,900 SQUARE-FOOT OFFICE BUILDING WITH A SEPARATE 146-SPACE PARKING GARAGE ON A VACANT LOT WITHIN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, IN A 105-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of March 25, 1982)

Passed motion to continue to April 29, 1982)

Vote 6-0

Absent: Commissioner Salazar

3:30 P.M.

8. 81.693EV - 539 BRYANT STREET, SOUTH SIDE AT ZOE STREET, LOT 41 IN ASSESSOR'S BLOCK 3776; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A PROPOSED CONVERSION OF A 63,000 SQUARE-FOOT WAREHOUSE TO OFFICE USE.
(Continued from the Regular Meeting of March 25, 1982)

Passed motion to continue to April 29, 1982

Vote 6-0

Absent: Commissioner Salazar

3:30 P.M. (Cont)

9. 81.552EV - SOUTHEND WAREHOUSE AT 625 2ND STREET, LOTS 4, 5 AND 7 IN ASSESSOR'S BLOCK 3789; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONVERSION OF A 4-STORY BRICK WAREHOUSE TO OFFICE USE IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, AFTER DEMOLITION OF A 2-STORY WAREHOUSE WHICH WOULD BE REPLACED BY A SURFACE PARKING LOT. A VARIANCE IS BEING SOUGHT TO ALLOW VALET PARKING FOR 197 PARKING SPACES.

(Continued from the Regular Meeting of March 25, 1982)

Passed motion to continue to April 29, 1982

Vote 6-0

Absent: Commissioner Salazar

10. 82.63Q - 95 26TH AVENUE, WEST SIDE BETWEEN EL CAMINO DEL MAR AND SEA CLIFF AVENUE, LOT 9 IN ASSESSOR'S BLOCK 1305; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

(Continued from the Regular Meeting of April 1, 1982)

Note: Proposed for continuation - pending receipt of City Attorney's Opinion.

Passed motion to continue to May 6, 1982

Vote 6-0

Absent: Commissioner Salazar

4:30 P.M.

11. R78.25 - ELSIE STREET, SOUTHWESTERLY OF ESMERALDA AVENUE TO VIRGINIA STREET; REVIEW FOR CONFORMITY WITH THE MASTER PLAN FOR STREET WIDENING TO 19 FEET, INVOLVING SIDEWALK NARROWING.

Public testimony taken from the following:

1. Charles Boulton, representing the Northwest Bernal Block Club, in opposition.
2. Pete Macchi, an attorney, representing Richard Alvarez, an Elsie Street property owner, in opposition.
3. Roz Wolf, neighborhood resident, in opposition
4. Buck Bagot, representing the Northwest Bernal Block Club, in opposition.
5. Jan Batza, neighborhood resident, in opposition.

4:30 P.M. (Cont)

11. (Cont) Issues:

1. That the use of City funds for the widening of the 100 Block of Elsie Street should be conditioned on the development of affordable housing on the block.

Passed motion finding Master Plan conformity.

Vote 6-0

Absent: Commissioner Salazar

5:30 P.M.

12. 81.18E - SECOND AND FOLSOM PROJECT (MARATHON) LOCATED ON THE EAST SIDE OF SECOND STREET BETWEEN FOLSOM AND HARRISON STREETS, LOTS 25 AND 51 IN ASSESSOR'S BLOCK 3749; CONSIDERATION OF CERTIFICATION OF FINAL ENVIRONMENTAL IMPACT REPORT FOR A PLANNED UNIT DEVELOPMENT FOR AN OFFICE COMPLEX OF UP TO 12 STORIES IN HEIGHT, CONTAINING A GROSS FLOOR AREA OF UP TO 754,400 SQUARE FEET, WITH MODIFICATIONS AND EXCEPTIONS TO DENSITY, OFF-STREET PARKING, LOADING AND BULK PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SITE.

Approved/Certification Resolution No. 9376

Vote 6-1

Voting No: Commissioner Bierman

13. CUB1.5 - SECOND AND FOLSOM PROJECT (MARATHON) LOCATED ON THE EAST SIDE OF SECOND STREET BETWEEN FOLSOM AND HARRISON STREETS, LOTS 25 AND 51 IN ASSESSOR'S BLOCK 3749; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR AN OFFICE COMPLEX OF UP TO 12 STORIES IN HEIGHT, CONTAINING A GROSS FLOOR AREA OF UP TO 754,400 SQUARE FEET, WITH MODIFICATIONS AND EXCEPTIONS TO DENSITY, OFF-STREET PARKING, LOADING AND BULK PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SITE.

(Continued from the Regular Meeting of April 8, 1982)

Public testimony taken from the following:

1. Rolf Wheeler, representing the Project Sponsor.
2. Leon Setti, the project architect.
3. David Jones, representing San Franciscans for Reasonable Growth, in opposition.
4. Bradford Paul, representing San Francisco Tomorrow.
5. Sue Hestor, representing San Franciscans for Reasonable Growth, in opposition.

5:30 P.M. (Cont)

13. (Cont) Issues:

1. Aspects of the proposed building's facade.
2. Proposed exceptions from the Bulk requirements of the City Planning Code.
3. Obstruction of sight-lines along the Embarcadero Freeway.
4. Adequacy of proposed off-street parking.
5. Adequacy of proposed mitigation in terms of housing and transportation.

Passed motion to continue to May 20, 1982

Vote 7-0

Adjourned: 11:00 P. M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE
MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE
SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

055
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4/29/82

DOCUMENTS DEPT.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
APRIL 29, 1982
ROOM 282, CITY HALL.
1:00 P.M.

MAY 6 1982

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PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima, Rosenblatt and Salazar.

ABSENT None.

12:00 NOON

FIELD TRIP - To view the sites of matters scheduled for future consideration by the City Planning Commission.

Cancelled.

1:00 P.M.

1. Current Matters

A. Director's Report

1. CONSIDERATION OF REQUEST BY PROJECT SPONSOR TO EXTEND THE TIME FOR PERFORMANCE FOR SIX ADDITIONAL MONTHS TO OCTOBER 25, 1982, FOR THE 1170-72 MARKET STREET PROJECT; PREVIOUSLY APPROVED BY RESOLUTION NO. 8411 ON NOVEMBER 1, 1979. (Mardikian Project)

Passed motion approving an extension to October 25, 1982.
Vote 6-0

Absent: Commissioner Salazar

B. Commissioners' Questions and Matters

1:30 P.M.

2. 81.605E - 1600 CORDILLERAS ROAD, REDWOOD CITY, APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE REMOVAL OF MATURE SCENIC TREES FROM THE SAN FRANCISCO WATER DEPARTMENT RIGHT-OF-WAY.
(Continued from the Regular Meeting of April 1, 1982).

Public testimony taken from the following:

1. Arthur Limpert, an attorney, representing the trees in opposition to the Negative Declaration.

Denied/Appeal Resolution No. 9379 Vote 6-0
Abstained: Commissioner Kelleher

2:00 P.M.

3. 82.161C - PIER 44 EAST OF THE EMBARCADERO OPPOSITE THE FOOT OF BERRY STREET, LOT 44 IN ASSESSOR'S BLOCK 9900; REQUEST FOR THE AUTHORIZATION OF CONDITIONAL USE TO PERMIT AN AIRCRAFT LANDING FACILITY (HELIPORT) IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT.

Passed motion to continue to May 13, 1982.

Vote 6-0

Absent: Commissioner Salazar

4. 82.156C - PIER 47, NORTH OF JEFFERSON STREET BETWEEN JONES AND LEAVENWORTH STREETS, LOT 47 IN ASSESSOR'S BLOCK 9900; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT EXPANSION OF A RESTAURANT (SCOMA's), A NON-MARITIME USE IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1 AND WITHIN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Approved/Conditions Resolution No. 9377

Vote 6-0

Absent: Commissioner Salazar

5. 81.612EZ - 2055 LOMBARD STREET, SOUTH SIDE BETWEEN FILLMORE AND WEBSTER STREETS, LOT 9 IN ASSESSOR'S BLOCK 509; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A (PUBLIC USE) DISTRICT TO A C-2 (COMMUNITY BUSINESS) DISTRICT TO PERMIT CONSTRUCTION OF A MOTOR INN.

Public testimony taken from the following:

1. Dennis Beckman, representing the Union Street Committee, in opposition.
2. Parvesh Sahi, an adjacent property owner, in support.
3. John Dryfuss, the applicant.
4. Phillip Calley, representing the San Francisco Unified School District, in support.
5. Peter Wald, Marina District businessman, in support.

Issues:

1. The need for additional off-street parking in the area and the appropriateness of this site for that purpose.
2. The adequacy of the City Planning Code distinction between "Hotel" and "Motel" in terms of required off-street parking.

2:00 P.M. (Cont)

5. (Cont) Approved Resolution No. 9378 Vote 7-0

Passed motion to take Discretionary Review of
Motor Inn proposed for the site.
Vote 7-0

6. 82.155C - 33 BANBURY DRIVE, SOUTH SIDE BETWEEN 19TH AVENUE AND
STRATFORD DRIVE, LOT 37 IN ASSESSOR'S BLOCK 7244;
REQUEST FOR A CONDITIONAL USE AUTHORIZATION TO PERMIT
A RELIGIOUS INSTITUTION (HILLEL HOUSE) IN AN RH-1(D)
(HOUSE, ONE-FAMILY DETACHED DWELLING) DISTRICT.

Public testimony taken from the following:

1. Rabbi Gary Greenebaum, the applicant.
2. Ruth Lanier, representing the Lakeside
Property Owners Association, in opposition.
3. Valera Pallerice, a neighborhood resident, in
opposition.
4. Joe Garriott, a neighborhood resident, in
opposition.
5. Edward Baker, a neighborhood resident, in
opposition.
6. Harry Schrarry, a neighborhood resident, in
opposition.
7. Don Gilson, a neighborhood resident, in opposition.
8. Rhoda Wolf, in support.

Issues:

1. The appropriateness of the use in the neighborhood.

Passed a motion of intent to approve and asked the
Director to return with a formal resolution on May 27,
1982.

Passed motion to continue to May 27, 1982.
Vote 7-0

7. 82.62C - 1198 FULTON STREET, NORTHEAST CORNER AT SCOTT STREET,
LOT 15 IN ASSESSOR'S BLOCK 777; REQUEST FOR AUTHORIZA-
TION OF CONDITIONAL USE TO PERMIT OFFICES IN A DESIGNA-
TED CITY LANDMARK IN AN RH-3 (HOUSE, THREE-FAMILY)
DISTRICT.

NOTE: Proposed for continuation to July 1, 1982.

Passed motion to continue indefinitely.
Vote 7-0

3:30 P.M.

8. EE80.296 - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR 555 MONTGOMERY STREET (BANK OF CANTON HEADQUARTERS), LOTS 1, 2, 3, 4, 29, 46 AND 47 IN ASSESSOR'S BLOCK 227, CONSTRUCTION OF A 282-FOOT-TALL, 18-STORY OFFICE BUILDING INCLUDING 230,440 GROSS SQUARE FEET. DEMOLITION OF 4 BUILDINGS, INCLUDING 555 MONTGOMERY (A COMBINED 2-STORY AND 4-STORY BUILDING); 619-623 CLAY (A 4-STORY BUILDING WITH COMMERCIAL SPACE AND 22 VACANT RESIDENTIAL HOTEL UNITS) AND 631 CLAY (A 4-STORY OFFICE BUILDING), AND RETENTION OF THE OLD SUB-TREASURY BUILDING.

Public testimony taken from the following:

1. Michael Harney, representing the Affordable Housing Alliance.
2. Sue Hestor, representing San Franciscans for Reasonable Growth.
3. Sherman Wang, representing the American Asian Bank.
4. Michael Segal.
5. Donald Nieto.

Passed a motion to close the Public Hearing.

Vote 5-0

Absent: Commissioners Klein and Nakashima.

4:00 P.M.

9. 81.689U - 3917 - 24TH STREET, SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOT 38 IN ASSESSOR'S BLOCK 6508; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT CONVERSION OF 2ND FLOOR OF RESIDENTIAL USE TO COMMERCIAL OFFICE USE IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE 24TH STREET (NOE VALLEY) SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of March 18, 1982)

NOTE: Proposed for continuation to October 28, 1982.

Passed motion to continue to May 27, 1982.

Vote 7-0

4:00 P.M. (Cont)

10. 81.604ACEVZ - 1298 SACRAMENTO STREET, NORTHEAST CORNER AT JONES STREET, PORTION OF LOT 89 IN ASSESSOR'S BLOCK 221; REQUEST FOR RECLASSIFICATION OF THE SOUTHERN 37½ FEET OF PROPERTY FROM AN RM-3 (MIXED RESIDENTIAL, MIXED DENSITY) DISTRICT TO AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT.
(Continued from the Regular Meeting of April 8, 1982).

Passed motion to continue to May 6, 1982

Vote 5-0

Absent: Commissioners Klein and Nakashima.

11. 81.604ACEVZ - 1298 SACRAMENTO STREET, NORTHEAST CORNER AT JONES STREET, PORTION OF LOT 89 IN ASSESSOR'S BLOCK 221; REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR REHABILITATION AND ADJACENT NEW CONSTRUCTION FOR DESIGNATED LANDMARK NO. 106, THE CHAMBORD APARTMENTS.
(Continued from the Regular Meeting of April 8, 1982)

Passed motion to continue to May 6, 1982.

Vote 5-0

Absent: Commissioners Klein and Nakashima.

12. 81.604ACEVZ - 1208-12 JONES STREET AND 83-89 PLEASANT STREET, SOUTHEAST CORNER OF JONES AND PLEASANT STREETS, PORTION OF LOT 89 IN ASSESSOR'S BLOCK 221; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO EXCEED A HEIGHT OF 40 FEET IN A 65-A HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of April 8, 1982).

On Items No's. 10, 11 and 12, Public testimony taken from the following:

1. Linda Chapman, representing the NOBHILL Neighbors.
2. Bradford Paul, representing San Francisco Tomorrow.
3. Ron Bloss
4. David Vogel
5. Bill Belli
6. Natalie DeJarlais
7. Brannon Sell, the project applicant.
8. Bob Marquis, the project architect.

4:00 P.M. (Cont)

12. (Cont)

Passed motion to continue to May 6, 1982.

Vote 5-0

Absent: Commissioners Klein and Nakashima.

4:30 P.M.

13. 81.306ED - 254-264 TOWNSEND STREET, WEST SIDE OF LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF A 7-STORY, 81,900 SQUARE-FOOT OFFICE BUILDING WITH A SEPARATE 146-SPACE PARKING GARAGE ON A VACANT LOT WITHIN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, IN A 105-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of April 22, 1982).

Passed motion to continue to May 13, 1982.

Vote 7-0

14. 81.306ED - 254-264 TOWNSEND STREET, WEST SIDE OF LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8107972 AND 8107973 FOR CONSTRUCTION OF A 7-STORY, 81,900 SQUARE-FOOT OFFICE BUILDING WITH A SEPARATE 146-SPACE PARKING GARAGE ON A VACANT LOT WITHIN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, IN AN 105-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of April 22, 1982).

Passed motion to continue to May 13, 1982.

Vote 7-0

15. 81.306ED - 254-264 TOWNSEND STREET, WEST SIDE OF LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO'S. 8107972 AND 8107973 FOR CONSTRUCTION OF A 7-STORY, 81,900 SQUARE-FOOT OFFICE BUILDING WITH A SEPARATE 146-SPACE PARKING GARAGE ON A VACANT LOT WITHIN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, IN A 105-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of April 22, 1982).

Passed motion to continue to May 13, 1982.

Vote 7-0

4:30 P.M. (Cont)

16. 81.693EV - 539 BRYANT STREET, SOUTH SIDE AT ZOE STREET, LOT 41 IN ASSESSOR'S BLOCK 3776; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A PROPOSED CONVERSION OF A 63,000 SQUARE-FOOT WAREHOUSE TO OFFICE USE.
(Continued from the Regular Meeting of April 22, 1982)

Passed motion to continue to May 13, 1982.

Vote 7-0

17. 81.552EV - SOUTHEND WAREHOUSE AT 625 2ND STREET, LOTS 4, 5 AND 7 IN ASSESSOR'S BLOCK 3789; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONVERSION OF A 4-STORY BRICK WAREHOUSE TO OFFICE USE IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, AFTER DEMOLITION OF A 2-STORY WAREHOUSE WHICH WOULD BE REPLACED BY A SURFACE PARKING LOT. A VARIANCE IS BEING SOUGHT TO ALLOW VALET PARKING FOR 197 PARKING SPACES.
(Continued from the Regular Meeting of April 22, 1982)

Passed motion to continue to May 13, 1982.

Adjourned: 8:30 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
MAY 6, 1982
ROOM 282, CITY HALL
1:00 P.M.

PRESENT: Commissioners Bierman, Karasick, Klein, Moore, Nakashima, Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

EXECUTIVE SESSION - To Confer with Counsel on Pending Litigation.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report

PRESENTATION OF DOWNTOWN TRANSPORTATION IMPROVEMENT PROGRAM, WORKING PAPER NO. 1; TRANSPORTATION DEMAND CREATED BY DOWNTOWN EMPLOYMENT GROWTH.

Continued indefinitely.

B. Commissioners' Questions and Matters.

1:15 P.M.

2. 82.107Q - 279-289 DOWNEY STREET, WEST SIDE BETWEEN ASHBURY AND FREDERICK STREETS, LOT 23 IN ASSESSOR'S BLOCK 1269; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of April 8, 1982).

NOTE: Referral request has been withdrawn by the Department of Public Works - No Action Required.

Withdrawn - No Action Required.

MAY 6, 1982

1:15 P.M. (Cont)

3. 82.63Q - 95 - 26TH AVENUE, WEST SIDE BETWEEN EL CAMINO DEL MAR AND SEA CLIFF AVENUE, LOT 9 IN ASSESSOR'S BLOCK 1305; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

(Continued from the Regular Meeting of April 22, 1982

NOTE: Proposed for continuation pending receipt of City Attorney's opinion.

Passed motion to continue to May 27, 1982.

Vote 6-0

Absent: Commissioner Salazar

1:30 P.M.

4. INFORMATIONAL PRESENTATION ON INDUSTRIAL ACTIVITIES IN THE SOUTH OF MARKET AREA.

Public testimony taken from the following:

1. Dan Marks, SPUR, South of Market Project.
2. Victor Honig, property owner in The South of Market.
3. Jeff Schultz, Coldwell Banker.
4. Leonard Joseph, San Francisco Fashion Industries.
5. Robert Innes, Merchandising Methods.
6. Chuck Warner, Bayshore Metals.
7. Al Lannon, ILWU (Local 6).
8. Richard Conner, Bethlehem Steel.
9. Dick Wittig, Glidden Paint.
10. Mike McGill, SPUR.
11. Carol Wicks, Esprit de Corps.
12. Herb Riley, Printing Industries of Northern California.
13. Bob Hayden, Chamber of Commerce.
14. Jack Crowley, San Francisco Labor Council.
15. Aldo Lera, Lera Electric Company.
16. Peter Kehon, Teamsters (Local 350).
17. George Edwards, A. W. Stern Folding Paper Box Company.
18. W. A. Palmer, W. A. Palmer Films.
19. W. B. Albertson, U.S. Steel Supply.
20. William Evers, San Francisco Forward.
21. Tom Spect, San Francisco Forward.
22. Lee Meyerzoff.
23. John Bardis.
24. Ed Zack, South Park Improvement Association.
25. Sue Hestor, San Francisco for Reasonable Growth.
26. Charles Segallis

Informational Presentation - No Action Required.

4:30 P.M.

5. 81.567EL - 2160 GREEN STREET (SHERMAN HOUSE CARRIAGE HOUSE AND GARDENS), LOT 28 IN ASSESSOR'S BLOCK 540, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Proposal to extend LANDMARK TO CARRIAGE HOUSE AND GARDENS).

NOTE: This item which was officially advertised for 2:30 p.m. is not expected to be heard before 4:30 p.m.

Approved Resolution No. 9380

Vote 6-0

Absent: Commissioner Salazar

6. CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE RECLASSIFICATION OF A PORTION OF THE TENDERLOIN GENERALLY BOUNDED BY POST, VAN NESS, McALLISTER AND MASON FROM C-2 AND C-3-G TO RC-4.

Public testimony taken from the following:

1. Joe Kaufman, representing the North of Market Planning Coalition, in support.
2. Sarah Colm, representing the North of Market Planning Coalition, in support.

Approved Resolution No. 9382

Vote 6-1

Voting No: Commissioner Karasick

7. CONSIDERATION OF RESOLUTION OF INTENTION TO INITIATE RECLASSIFICATION OF THE COMMERCIAL ZONED (C-2) PORTION OF NORTH BEACH GENERALLY BOUNDED BY MASON, WASHINGTON, MONTGOMERY, POWELL AND GREENWICH STREETS AND PROJECT NORTH ALONG COLUMBUS AVENUE AND MASON STREET TO FRANCISCO STREET TO RC-2, RC-3 OR RC-4.

Public testimony taken from the following:

1. Judith Robinson, representing the Telegraph Hill Dwellers, in support.
2. Bradford Paul, in support.
3. Amy Chung, representing the Stockton Street Merchants Association, in opposition.
4. Richard Fong, representing the Chinese Real Estate Association, in opposition.
5. Henry Musto, in opposition.
6. Adolph Capuro, representing the North Beach Association of Merchants and Professionals.

4:30 P.M. (Cont)

7. (Cont)

7. Ann Halsted, representing the Telegraph Hill Dwellers, in support.
8. Sophie Lau, representing the North Beach Improvement Association, in opposition.
9. Tim Tosta.
10. Harry Som, in opposition.

Approved Resolution No. 9383 Vote 6-1

Voting No: Commissioner Karasick

8. EE81.52 - 50 OSGOOD PLACE, SOUTHEAST CORNER AT BROADWAY, LOT 31 IN ASSESSOR'S BLOCK 164; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED CONSTRUCTION OF A 5-STORY-OVER-GARAGE OFFICE BUILDING, IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND AN INITIATED RC-2 TO RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE TO HIGH DENSITY) DISTRICT.

NOTE: Proposed for continuation.

Passed motion to continue to May 27, 1982.

Vote 6-0

Absent: Commissioner Salazar

9. 81.593C - 50 OSGOOD PLACE, SOUTHEAST CORNER AT BROADWAY, LOT 31 IN ASSESSOR'S BLOCK 164 - REQUEST FOR DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE TO PERMIT COMMERCIAL USE ABOVE THE GROUND FLOOR (5-STORY-OVER-GARAGE OFFICE BUILDING) IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND AN INITIATED RC-2 TO RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE TO HIGH DENSITY) DISTRICT.

NOTE: Proposed for continuation.

Passed motion to continue to May 27, 1982.

Vote 6-0

Absent: Commissioner Salazar

10. 81.367EZC - 2166 PACIFIC AVENUE, NORTH SIDE BETWEEN BUCHANAN AND LAGUNA STREETS, LOT 29, IN ASSESSOR'S BLOCK 579; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 4 UNITS ON A LOT WITH APPROXIMATELY 4,389 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

(Continued from the Regular Meeting of April 1, 1982)

MAY 6, 1982

4:30 P.M. (Cont)

10. (Cont) Approved/Conditions Resolution No. 9381
 Vote 6-0
 Absent: Commissioner Salazar

11. 81.607U - 2088-90 UNION STREET, NORTHWEST CORNER AT WEBSTER STREET, LOT 17 IN ASSESSOR'S BLOCK 532; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT AN INCREASE OF APPROXIMATELY 7,000 SQUARE FEET OF COMMERCIAL OFFICE SPACE ON 2ND AND 3RD FLOORS IN AN C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of April 15, 1982).

Approved/Conditions Resolution No. 9384
Vote 6-0
Absent: Commissioner Nakashima

5:00 P.M.

12. 81.604ACEVZ - 1298 SACRAMENTO STREET, NORTHEAST CORNER AT JONES STREET, PORTION OF LOT 89 IN ASSESSOR'S BLOCK 221; REQUEST FOR RECLASSIFICATION OF THE SOUTHERN 37- $\frac{1}{2}$ FEET OF PROPERTY FROM AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT TO AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT.
(Continued from the Regular Meeting of April 29, 1982).

Passed motion to continue to May 13, 1982.
Vote 6-0
Absent: Commissioner Nakashima

13. 81.604ACEVZ - 1298 SACRAMENTO STREET, NORTHEAST CORNER AT JONES STREET, PORTION OF LOT 89 IN ASSESSOR'S BLOCK 221; REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR REHABILITATION AND ADJACENT NEW CONSTRUCTION FOR DESIGNATED LANDMARK NO. 106, THE CHAMBORD APARTMENTS.
(Continued from the Regular Meeting of April 29, 1982).

Passed motion to continue to May 13, 1982.
Vote 6-0
Absent: Commissioner Nakashima

MAY 6, 1982

5:00 P.M. (Cont)

14. 81604ACEVZ - 1203-12 JONES STREET AND 83-89 PLEASANT STREET, SOUTHEAST CORNER OF JONES AND PLEASANT STREETS, PORTION OF LOT 89 IN ASSESSOR'S BLOCK 221; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO EXCEED A HEIGHT OF 40 FEET IN A 65-A HEIGHT AND BULK DISTRICT, AND FOR A COMMUNITY GARAGE IN A NEW CONSTRUCTION ON THE NORTHERN 82.67 FEET OF PROPERTY. (Continued from the Regular Meeting of April 29, 1982).

Passed motion to continue to May 13, 1982.

Vote 6-0

Absent: Commissioner Nakashima

Adjourned: 8:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
MAY 13, 1982
ROOM 282, CITY HALL
1:00 P.M.

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PRESENT: Commissioners Bierman, Karasick, Klein, Kelleher, Nakashima, Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE CONSIDERATION BY THE CITY PLANNING COMMISSION.

Cancelled

1:00 P.M.

1. Current Matters

A. Director's Report.

21ST AND BARTLETT - REVIEW OF FINAL PLANS FOR UP TO 51 UNITS OVER CITY PARKING GARAGE, PURSUANT TO CITY PLANNING COMMISSION RESOLUTION NO. 9017.

Passed a motion approving Final Plans.

B. Commissioners' Questions and Matters.

1:30 P.M.

2. 82.161C - PIER 44 EAST OF THE EMBARCADERO OPPOSITE THE FOOT OF BERRY STREET, LOT 44 IN ASSESSOR'S BLOCK 9900; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT AN AIRCRAFT LANDING FACILITY (HELIPORT) IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT.
(Continued from the Regular Meeting of April 29, 1982)

Public testimony taken from the following:

1. Tony Taomina, The Port of San Francisco.
2. Ken Chase, Spirit Airways.
3. Charly Smith, Russian Hill Homeowners Association, in opposition.
4. Virginia Fusco, Marina Civic and Property Owners Association, in opposition.
5. JoAnn Fusco, in opposition.
6. Robert Katz, Telegraph Hill Dwellers, in opposition.

MAY 13, 1982

1:30 P.M. (Cont)

2. (Cont)
7. Bob McCarthy
8. Charlie Hurst, NobHill Neighbors, in opposition.
9. Jay Watson
10. Jim Fitzgerald, Marina District Property Owner, in support.

Issues:

1. Extent of adverse impact on residential neighborhoods.
2. The appropriateness of the site for the proposed use.

Passed motion to continue to May 27, 1982.

Vote 6-0

Absent: Commissioner Salazar.

3. 82.181Q - 65 HERMANN STREET, SOUTH SIDE BETWEEN LAGUNA AND BUCHANAN STREETS, LOT 11 IN ASSESSOR'S BLOCK 872; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Approved/Condition Resolution No. 9385

Vote 6-1

Voting No: Commissioner Bierman

4. 82.125Q - 22 TERRA VISTA AVENUE, NORTHWEST CORNER AT ST JOSEPH'S AVENUE, LOT 1 IN ASSESSOR'S BLOCK 1103; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 62-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Passed motion to continue to May 27, 1982

Vote 6-0

Absent: Commissioner Salazar

5. 82.124Q - 8 JORDAN AVENUE, SOUTHEAST CORNER AT CALIFORNIA STREET, LOT 38 IN ASSESSOR'S BLOCK 1038; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved/Conditions Resolution No. 9386

Vote 6-1

Voting No. Commissioner Bierman

1:30 P.M. (Cont)

- 5A 82.94R - 425 ANDOVER STREET, EASTSIDE BETWEEN CORTLAND AND TOMKINS AVENUES, LOT 1 IN ASSESSOR'S BLOCK 5707; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR SALE OF SCHOOL DISTRICT PROPERTY TO THE PUBLIC UTILITIES COMMISSION FOR CONSTRUCTION OF AN ELECTRIC POWER SUPPLY SUBSTATION TO FACILITATE ELECTRIFICATION OF THE NO. 24 DIVISADERO MUNI ROUTE.

Passed motion to continue to May 20, 1982.
Vote 7-0

2:30 P.M.

6. 82.16M - CONSIDERATION OF AMENDMENT TO A MAP IN THE NORTHEASTERN WATERFRONT AREA PLAN, A PART OF THE MASTER PLAN, TO SHOW THE REROUTING OF THE RECOMMENDED "E" PASSENGER RAIL LINE FROM LOT 3 IN ASSESSOR'S BLOCK 3715 TO LOT 4 IN ASSESSOR'S BLOCK 3715, OR LOCATIONS SOUTHERLY THEREOF.

Approved Resolution No. 9387 Vote 7-0

7. 82.16C - 121 STEUART STREET, EAST SIDE BETWEEN MISSION AND HOWARD STREETS, LOT 3 IN ASSESSOR'S BLOCK 3715; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR EXCEPTION TO THE BULK PROVISIONS OF THE CITY PLANNING CODE FOR A 7-STORY OFFICE BUILDING OF 49,000 SQUARE FEET FOR SEVERAL CHARITABLE AND COMMUNITY AGENCIES IN THE C-3-0 (DOWNTOWN OFFICE) DISTRICT AND AN 84-E HEIGHT AND BULK DISTRICT.

Approved/Conditions Resolution No. 9388 Vote 7-0

8. EE79.131 - 1800 BLOCK OF NEWHALL STREET, CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR SILVER VIEW TERRACE, PLANNED UNIT DEVELOPMENT ON THE 11-ACRE FORMER MOUNT ST. JOSEPH'S ORPHANAGE SITE, BOUNDED BY EXISTING HOMES AND BY NEWHALL STREET, LOT 2 IN ASSESSOR'S BLOCK 5335A, for 150 SINGLE-FAMILY DWELLING UNITS, 365 PARKING SPACES, 3 STREETS, WALKWAYS, LIGHTING UTILITIES AND LANDSCAPING; IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9389
Vote 7-0

2:30 P.M. (Cont)

9. 82.153C - 1800 BLOCK OF NEWHALL STREET (SILVERVIEW TERRACE), THE MAJOR PORTION OF THE BLOCK BOUNDED BY NEWHALL STREET, BRIDGEVIEW DRIVE AND TOPEKA AVENUE, LOT 2 IN ASSESSOR'S BLOCK 5335A; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR A RESIDENTIAL SUBDIVISION CONSISTING OF UP TO 150 DWELLING UNITS REQUIRING MODIFICATIONS TO DENSITY AND OPEN SPACE PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SITE IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Public testimony taken from the following:

1. August Strotz, the project architect.
2. Kafur Amarazetti, a Neighborhood Resident, in opposition.
3. Robert Calhoun, a neighborhood resident, in opposition.
4. Welton Flynn, a neighborhood resident, in opposition.
5. John Lehey, a representative of the project sponsor.

Issues:

1. Density
2. Access to the site.
3. Parking Adequacy.
4. Traffic Congestion.

Passed motion to continue to June 17, 1982.

Vote 7-0

3:30 P.M.

10. 81.195E - 388 MARKET STREET BUILDING, LOTS 1 AND 2 IN ASSESSOR'S BLOCK 265; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR CONSTRUCTION OF A 26-STORY, 375-FOOT BUILDING WITH ABOUT 10,000 SQUARE FEET OF RETAIL SPACE ON THE GROUND FLOOR, 234,500 SQUARE FEET OF OFFICE SPACE AND 57 DWELLING UNITS ON UPPER FLOORS AND A 47-CAR GARAGE IN BASEMENT LEVELS AFTER DEMOLITION OF TWO RETAIL/OFFICE BUILDINGS OF 8 AND 9 STORES.

Public testimony taken from the following:

1. Sue Hestor, representing San Franciscans for Reasonable Growth.
2. Warren George, an attorney, representing Bunker-Ramo, a tenant of an existing building on the site.
3. Kay Patchner, representing Consumer Action.

Passed motion to close the Public Hearing.

Vote 7-0

4:30 P.M.

11. EE81.11 - 25TH STREET AND CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO CONSTRUCT ON VACANT LOT 33 DWELLING UNITS IN 8 BUILDINGS WITH 43 PARKING SPACES IN COMMON GARAGE UNDER 3 OF THE BUILDINGS WITH ACCESS FROM 24TH STREET AND FROM CLIPPER STREET, REQUIRING CONDITIONAL USE AUTHORIZATION. (Continued from the Regular Meeting of March 25, 1982)
NOTE: Proposed for continuation to June 24, 1982.

Passed motion to continue to July 15, 1982.

Vote 7-0

12. R82.44 - 25TH STREET AND CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; PROPOSED SALE OF PROPERTY IN A P (PUBLIC USE) DISTRICT. (Continued from the Regular Meeting of March 25, 1982)
NOTE: Proposed for continuation to June 24, 1982.

Passed motion to continue to July 15, 1982.

Vote 7-0

13. CU81.4 - SOUTH SIDE OF 25TH STREET, CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 17, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT, WITH MODIFICATIONS TO DENSITY, OPEN SPACE AND OFF-STREET PARKING PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SITE FOR APPROXIMATELY 33 DWELLING UNITS AND 43 OFF-STREET PARKING SPACES IN AN RH-2 (HOUSE, TWO-FAMILY) AND 40-X HEIGHT AND BULK DISTRICTS. A FIVE-FOOT WIDE STRIP OF LAND ADJOINING THE CLIPPER STREET PROPERTY LINE AND PRESENTLY OWNED BY THE CITY MAY BE A PART OF THE DEVELOPMENT. (Continued from the Regular Meeting of March 25, 1982)
NOTE: Proposed for continuation to June 24, 1982.

Passed motion to continue to July 15, 1982.

Vote 7-0

14. 82.143U - 4026½ - 24TH STREET, NORTH SIDE BETWEEN NOE AND CASTRO STREETS, LOT 11 IN ASSESSOR'S BLOCK 3656; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A COMMERCIAL EXPANSION OF APPROXIMATELY 13,000 SQUARE FEET ON THE GROUND AND SECOND FLOORS IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of April 22, 1982)

Approved/Conditions
Vote 7-0

Resolution No. 9390

15. EE80.281 - 250 MONTGOMERY STREET, SOUTHEAST CORNER OF PINE AND MONTGOMERY STREETS, LOTS 17, 18 AND 19 IN ASSESSOR'S BLOCK 268; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A PROPOSED 14-STORY OFFICE BUILDING, INCLUDING GROUND FLOOR RETAIL FOR A TOTAL OF 113,200 GROSS SQUARE FEET.

Denied/Appeal

Resolution No. 9391

Vote 5-2

Voting No: Commissioners Bierman and Rosenblatt

16. 81.422D - 250 MONTGOMERY STREET, SOUTHEAST CORNER OF PINE AND MONTGOMERY STREETS, LOT 17, 18 AND 19 IN ASSESSOR'S BLOCK 268; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103326 FOR A PROPOSED 14-STORY OFFICE BUILDING, INCLUDING GROUND FLOOR RETAIL FOR A TOTAL OF 113,200 GROSS SQUARE FEET.

Public testimony taken from the following:

1. Sue Hestor, representing San Franciscans for Reasonable Growth.
2. Ted Parker, representing owners of the Mills Building.
3. Phillip Adams, a tenant of the Mills Building, in opposition.
4. Grant DeHart, representing the Foundation for San Francisco's Architectural Heritage.
5. Darryl Solomon, representing the project sponsor.
6. Frank Alioto, the project sponsor.

Issues:

1. Compatibility with existing buildings.
2. Design of the new building.
3. Demolition of existing buildings.
4. Increased traffic congestion.

4:30 P.M. (Cont)

16. (Cont) Approved/Conditions Resolution No. 9392
Vote 5-2
Voting No: Commissioners Bierman and Rosenblatt

17. 81.604ACEVZ - 1298 SACRAMENTO STREET, NORTHEAST CORNER AT JONES STREET, PORTION OF LOT 89 IN ASSESSOR'S BLOCK 221; REQUEST FOR RECLASSIFICATION OF THE SOUTHERN 37-½ FEET OF PROPERTY FROM AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT TO AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT.
(Continued from the Regular Meeting of April 29, 1982)

Passed motion to continue to May 20, 1982
Vote 5-2
Voting No: Commissioners Bierman and Rosenblatt.

18. 81.604ACEVZ - 1298 SACRAMENTO STREET, NORTHEAST CORNER AT JONES STREET, PORTION OF LOT 89 IN ASSESSOR'S BLOCK 221; REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR REHABILITATION AND ADJACENT NEW CONSTRUCTION FOR DESIGNATED LANDMARK NO. 106, THE CHAMBOARD APARTMENTS.
(Continued from the Regular Meeting of April 29, 1982)

Passed motion to continue to May 20, 1982.
Vote 5-2
Voting No: Commissioners Bierman and Rosenblatt.

19. 81.604ACEVZ - 1203-12 JONES STREET AND 83-89 PLEASANT STREET, SOUTHEAST CORNER OF JONES AND PLEASANT STREETS, PORTION OF LOT 89 IN ASSESSOR'S BLOCK 221; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO EXCEED A HEIGHT OF 40 FEET IN A 65-A HEIGHT AND BULK DISTRICT AND FOR A COMMUNITY GARAGE IN A NEW CONSTRUCTION ON THE NORTHERN 82.67 FEET OF PROPERTY.
(Continued from the Regular Meeting of April 29, 1982)

Passed motion to continue to May 20, 1982.
Vote 5-2
Voting No: Commissioners Bierman and Rosenblatt.

5:00 P.M.

20. 81.306ED - 254-264 TOWNSEND STREET, WEST SIDE OF LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF A 7-STORY, 81,900 SQUARE-FOOT OFFICE BUILDING WITH A SEPARATE 146-SPACE PARKING GARAGE ON A VACANT LOT WITHIN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, IN AN 105-F HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of April 29, 1982)

NOTE: Proposed for continuation.

Passed motion to continue to May 20, 1982.

Vote 7-0

21. 81.306ED - 254-264 TOWNSEND STREET, WEST SIDE OF LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8107972 AND 8107973 FOR CONSTRUCTION OF A 7-STORY, 81,900 SQUARE-FOOT OFFICE BUILDING WITH A SEPARATE 146-SPACE PARKING GARAGE ON A VACANT LOT WITHIN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, IN AN 105-F HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of April 29, 1982)

NOTE: Proposed for continuation.

Passed motion to continue to May 20, 1982.

Vote 7-0

22. 81.306ED - 254-64 TOWNSEND STREET, WEST SIDE OF LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS 8107972 AND 8107973 FOR CONSTRUCTION OF A 7-STORY, 81,900 SQUARE-FOOT OFFICE BUILDING WITH A SEPARATE 146-SPACE PARKING GARAGE ON A VACANT LOT WITH AN M-2 (HEAVY INDUSTRIAL) DISTRICT, IN A 105-F HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of April 29, 1982)

NOTE: Proposed for continuation.

Passed motion to continue to May 20, 1982.

Vote 7-0

5:00 P.M. (Cont)

23. 81.553EV - SOUTHEND WAREHOUSE AT 625 2ND STREET, LOTS 4, 5 AND 7 IN ASSESSOR'S BLOCK 3789; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONVERSION OF A 4-STORY BRICK WAREHOUSE TO OFFICE USE IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, AFTER DEMOLITION OF A 2-STORY WAREHOUSE WHICH WOULD BE REPLACED BY A SURFACE PARKING LOT. A VARIANCE IS BEING SOUGHT TO ALLOW VALET PARKING FOR 197 PARKING SPACES.

(Continued from the Regular Meeting of April 29, 1982)

NOTE: Proposed for continuation.

Passed motion to continue to May 20, 1982.

Vote 7-0

24. 81.693EV - 539 BRYANT STREET, SOUTH SIDE AT ZOE STREET, LOT 41 IN ASSESSOR'S BLOCK 3776; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A PROPOSED CONVERSION OF A 63,000 SQUARE-FOOT WAREHOUSE TO OFFICE USE.
(Continued from the Regular Meeting of April 29, 1982)

Denied/Appeal Resolution No. 9393 Vote 6-1
Voting No: Commissioner Bierman

Adjourned: 10:15 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE
ABOVE MATTERS, PLEASE CALL LEE WOODS,
ADMINISTRATIVE SECRETARY, CITY PLANNING
COMMISSION, AT 558-4656.

CSS

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5/20/82

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
MAY 20, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JUN 25 1982

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima,
Rosenblatt and Salazar.

ABSENT: None.

1:00 P.M.

1. Current Matters

A. Director's Report

1. REVIEW OF DOWNTOWN PARKING INVENTORY.

Informational Presentation - No Action Required.

2. PRESENTATION OF DOWNTOWN TRANSPORTATION PROGRAM WORKING
PAPER NO. 1 - PROJECTION OF LONG-RANGE TRANSPORTATION
DEMAND.

Informational Presentation - No Action Required.

B. Commissioners' Questions and Matters.

1:30 P.M.

2. CONSIDERATION OF RESOLUTION OF INTENTION TO RECLASSIFY RINCON HI
HILL (APPROXIMATELY 49 ACRES OF LAND GENERALLY BOUNDED BY FOLSOM,
STEUART, BRYANT AND ESSEX STREETS) FROM M-1 (LIGHT INDUSTRIAL)
TO RC-2 (RESIDENTIAL-COMMERCIAL, MODERATE DENSITY) AS AN INTERIM
ACTION PENDING COMPLETION OF PERMANENT ZONING CONTROLS BASED
UPON THE "PLAN FOR RINCON HILL".

Passed motion to continue to May 27, 1982.

Vote 7-0

3. 81.632EC - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND
DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623;
APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR
CONSTRUCTION OF 8 UNITS ON A LOT WITH APPROXIMATELY
8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000
SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN
RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

1:30 P.M. (Cont)

3. (Cont) (Continued from the Regular Meeting of April 15, 1982)
NOTE: Continuation requested by project sponsor to later date.

Passed motion to continue to May 27, 1982.
Vote 7-0

4. 81.632EC - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 8 UNITS ON A LOT WITH APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN PH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of April 15, 1982)
NOTE: Continuation requested by project sponsor to a later date.

Passed motion to continue to to May 27, 1982.
Vote 7-0

2:30 P.M.

5. 81.388D - 34-38 NEVADA STREET, WEST SIDE BETWEEN BERNAL HEIGHTS BOULEVARD AND CHAPMAN STREET, LOTS 15 AND 16 IN ASSESSOR'S BLOCK 5629 IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8103993 AND 8103994; PROPOSAL TO CONSTRUCT TWO 3-STORY, SINGLE-FAMILY DWELLINGS ON ADJOINING LOTS.

Passed motion to take Discretionary Review
Vote 6-0
Absent: Commissioner Salazar

6. 81.388D - 34-38 NEVADA STREET, WEST SIDE BETWEEN BERNAL HEIGHTS BOULEVARD AND CHAPMAN STREET, LOTS 15 AND 16 IN ASSESSOR'S BLOCK 5629 IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8103993 AND 8103994; PROPOSAL TO CONSTRUCT TWO 3-STORY, SINGLE-FAMILY DWELLINGS ON ADJOINING LOTS.

2:30 P.M. (Cont)

9. 81.717E - 2027-45 BALBOA STREET, SOUTH SIDE, BETWEEN 21ST AND 22ND AVENUES, LOT 41 IN ASSESSOR'S BLOCK 1623; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE SUBDIVISION OF THIS PARCEL INTO 4 LOTS WITH 2,500 SQUARE FEET EACH AND THE CONSTRUCTION OF 3 DWELLING UNITS ON EACH LOT IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT.
(Continued from the Regular Meeting of April 15, 1982)

Denied/Appeal Resolution No. 9394 Vote 6-0
Absent: Commissioner Salazar

10. 81381A - MILLS BUILDING DESIGNATED LANDMARK NO. 76 AT 266 BUSH STREET, LOT 8 IN ASSESSOR'S BLOCK 268; APPLICATION FOR CERTIFICATION OF APPROPRIATENESS FOR A SIGN, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD FOR DISAPPROVAL.

Passed motion to continue to May 27, 1982
Vote 6-0
Absent: Commissioner Salazar

3:30 P.M.

11. 81.415ED - 1299 SANSOME STREET, SOUTHWEST CORNER OF SANSOME AND FILBERT STREETS, LOT 1 IN ASSESSOR'S BLOCK 106; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CONSTRUCTION OF A NEW OFFICE DEVELOPMENT, 44,550 SQUARE-FOOT BUILDING ON A 7,200 SQUARE-FOOT LOT LOCATED IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND A PROPOSED HISTORICAL/SPECIAL USE DISTRICT NO. 3 AFTER DEMOLITION OF AN EXISTING SINGLE-STORY COMMERCIAL STRUCTURE. APPROXIMATELY 77 PARKING SPACES WOULD BE PROVIDED IN AN EXISTING GARAGE ONE BLOCK NORTH OF THE SITE.

Public testimony taken from the following:

1. Jerry Petruzelli, representing the Telegraph Hill Dwellers.
2. Nan Roth, representing the Telegraph Hill Dwellers.
3. Robert Ransome, a resident of Telegraph Hill.
4. Sue Hestor, representing San Franciscans for Reasonable Growth.

NOTE: A certified court reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

2:30 P.M. (Cont)

6. (Cont) Public testimony taken from the following:

1. Andrea Wright, a neighborhood resident, in opposition.
2. Ron Keller, a neighborhood resident, in opposition.
3. Jerry Lucey, the project sponsor.
4. Mory Hanni, the project architect.

Issues:

1. Adequacy of emergency vehicle access.
2. Size and bulk of the proposed structure.
3. Parking and congestion in the area.
4. Loss of sunlight to adjoining buildings.

Passed motion to continue to June 10, 1982.

Vote 6-0

Absent: Commissioner Salazar.

7. 82.188D - 3505 PACIFIC AVENUE, SOUTH SIDE BETWEEN LOCUST AND SPRUCE STREETS, LOT 20 IN ASSESSOR'S BLOCK 970 IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT, CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8200876; PROPOSAL TO CONSTRUCT A SINGLE-FAMILY DWELLING WHICH WILL BLOCK SEVERAL LOT-LINE WINDOWS OF AN ADJACENT STRUCTURE.

Passed motion to continue to May 27, 1982.

Vote 7-0

8. 82.188D - 3505 PACIFIC AVENUE, SOUTH SIDE BETWEEN LOCUST AND SPRUCE STREETS, LOT 20 IN ASSESSOR'S BLOCK 970 IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8200876; PROPOSAL TO CONSTRUCT A SINGLE-FAMILY DWELLING WHICH WILL BLOCK SEVERAL LOT-LINE WINDOWS OF AN ADJACENT STRUCTURE.

Passed motion to continue to May 27, 1982.

Vote 7-0

3:30 P.M. (Cont)

11. (Cont) Passed motion to close the public hearing.
Vote 6-0
Absent: Commissioner Salazar

4:30 P.M.

12. EE80.337 - 201 SPEAR STREET, SOUTHEAST CORNER OF HOWARD AND SPEAR STREETS, LOTS 16, 17 AND 26 IN ASSESSOR'S BLOCK 3741; CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE CONSTRUCTION OF AND 18-STORY OFFICE BUILDING OF 262,000 SQUARE FEET IN THE C-3-S (DOWNTOWN SUPPORT) AND 240-G HEIGHT AND BULK DISTRICTS.

Approved/Certification Resolution No. 9395
Vote 6-1
Voting No: Commissioner Bierman

13. 82.203C - 201 SPEAR STREET, SOUTHEAST CORNER OF HOWARD AND SPEAR STREETS, LOT 16, 17 AND 26 IN ASSESSOR'S BLOCK 3741; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR EXCEPTION TO THE BULK PROVISIONS OF THE CITY PLANNING CODE FOR AN 18-STORY OFFICE BUILDING OF 262,000 SQUARE FEET IN THE C-3-S (DOWNTOWN SUPPORT) AND 240-G HEIGHT AND BULK DISTRICTS.

Public testimony taken from the following:

1. Tony Scalco, representing the project architect.
2. Eric Shotmeyer, representing the California Department of Transportation (CALTRANS).
3. Tony Buzzone, representing the San Francisco MUNI Railway.
4. Sue Hestor, representing San Franciscans for Reasonable Growth.
5. Paul Gordener, representing the Peninsula Commuter Action Committee.
6. Alice Barkley, representing the City Attorney's Office.
7. Cecil Smith, representing CALTRANS.
8. William Fensterbush, representing the 201 Spear Street Associates.
9. Robert Herr, an attorney, representing the 201 Spear Street Associates.

3:30 P.M. (Cont)

13. (Cont) NOTE: A certified Court Reporter was present. An official transcript has been completed and is available for reference purposes in the files of the Department of City Planning.

Passed motion to continue to June 17, 1982.

Vote 6-1

Voting No: Commissioner Karasick

14. CU81.5 - SECOND AND FOLSOM PROJECT (MARATHON), EAST SIDE OF SECOND STREET BETWEEN FOLSOM AND HARRISON STREETS, LOTS 25 AND 51 IN ASSESSOR'S BLOCK 3749; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR AN OFFICE COMPLEX OF UP TO 12 STORIES IN HEIGHT, CONTAINING A GROSS FLOOR AREA OF UP TO 754,400 SQUARE FEET, WITH MODIFICATIONS AND EXCEPTIONS TO DENSITY, OFF-STREET PARKING, LOADING AND BULK PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SITE.
(Continued from the Regular Meeting of April 22, 1982)

Public testimony taken from the following:

1. Ralph Wheeler, representing the project sponsor.
2. Revels Catton, in support.
3. Robert Hayden, representing the Chamber of Commerce, in support.
4. Peter Bolles, the project architect.
5. Leon Seth, the project architect.
6. Sue Hestor, representing San Franciscans for Reasonable Growth.

Approved/Conditions

Resolution No. 9396

Vote 6-0

Absent: Commissioner Bierman

6:00 P.M.

15. 82.94R - 425 ANDOVER STREET, EASTSIDE BETWEEN CORTLAND AND TOMKINS AVENUES, LOT 1 IN ASSESSOR'S BLOCK 5707; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR SALE OF SCHOOL DISTRICT PROPERTY TO THE PUBLIC UTILITIES COMMISSION FOR CONSTRUCTION OF AN ELECTRIC POWER SUPPLY SUBSTATION TO FACILITATE ELECTRIFICATION OF THE NO. 24 DIVISADERO MUNI ROUTE.

(Continued from the Regular Meeting of May 13, 1982)

Passed motion for finding of Master Plan Conformity.

Vote 7-0

6:00 P.M. (Cont)

16. 81.306ED - 254-264 TOWNSEND STREET, WEST SIDE OF LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF A 7-STORY, 81,900 SQUARE-FOOT OFFICE BUILDING WITH A SEPARATE 146-SPACE PARKING GARAGE ON A VACANT LOT WITHIN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, IN A 105-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of May 13, 1982)

Denied/Appeal Resolution No. 9400 Vote 6-0
Absent: Commissioner Bierman

17. 81.306ED - 254-64 TOWNSEND STREET, WEST SIDE OF LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NOS. 8107972 AND 8107973 FOR CONSTRUCTION OF A 7-STORY, 81,900 SQUARE-FOOT OFFICE BUILDING WITH A SEPARATE 146-SPACE PARKING GARAGE ON A VACANT LOT WITHIN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, IN A 105-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of May 13, 1982).

Passed motion to take Discretionary Review
Vote 6-0
Absent: Commissioner Bierman.

18. 81.306ED - 254-264 TOWNSEND STREET, WEST SIDE OF LUSK STREET, LOT 24 IN ASSESSOR'S BLOCK 3787; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATIONS NOS. 8107972 AND 8107973 FOR CONSTRUCTION OF A 7-STORY, 81,900 SQUARE-FOOT OFFICE BUILDING WITH A SEPARATE 146-SPACE PARKING GARAGE ON A VACANT LOT WITHIN AN M-2 (HEAVY INDUSTRIAL) DISTRICT, IN A 105-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of May 13, 1982).

Approved/Conditions Resolution No. 9401
Vote 6-0
Absent: Commissioner Bierman

NOTE: For items 16, 17 and 18, a Certified Court Reporter was present. An official transcript has been completed and is available for reference purposes, in the files of the Department of City Planning.

MAY 20, 1982

6:00 P.M. (Cont)

19. 81.552EV - SOUTHEND WAREHOUSE AT 625 2ND STREET, LOTS 4, 5 AND 7 IN ASSESSOR'S BLOCK 3789; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONVERSION OF A 4-STORY BRICK WAREHOUSE TO OFFICE USE IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT; AFTER DEMOLITION OF A 2-STORY WAREHOUSE WHICH WOULD BE REPLACED BY A SURFACE PARKING LOT. A VARIANCE IS BEING SOUGHT TO ALLOW VALET PARKING FOR 197 PARKING SPACES.

(Continued from the Regular Meeting of May 13, 1982)

Denied/Appeal Resolution No. 9402 Vote 5-0
Absent: Commissioners Bierman and Salazar.

6:45 P.M.

20. 81.604ACEVZ - 1298 SACRAMENTO STREET, NORTHEAST CORNER AT JONES STREET, PORTION OF LOT 89 IN ASSESSOR'S BLOCK 221; REQUEST FOR RECLASSIFICATION OF THE SOUTHERN 37½ FEET OF PROPERTY FROM AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT TO AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT.
(Continued from the Regular meeting of May 13, 1982)

Approved Resolution No. 9397 Vote 6-0
Absent: Commissioner Bierman

21. 81.604ACEVZ - 1298 SACRAMENTO STREET, NORTHEAST CORNER AT JONES STREET, PORTION OF LOT 89 IN ASSESSOR'S BLOCK 221; REQUEST FOR CERTIFICATION OF APPROPRIATENESS FOR REHABILITATION AND ADJACENT NEW CONSTRUCTION FOR DESIGNATED LANDMARK NO. 106, THE CHAMBORD APARTMENTS.
(Continued from the Regular Meeting of May 13, 1982)

Approved Resolution No. 9398 Vote 6-0
Absent: Commissioner Bierman

22. 81.604ACEVZ - 1203-12 JONES STREET AND 83-89 PLEASANT STREET, SOUTHEAST CORNER OF JONES AND PLEASANT STREETS, PORTION OF LOT 89 IN ASSESSOR'S BLOCK 221; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO EXCEED A HEIGHT OF 40 FEET IN A 65-A HEIGHT AND BULK DISTRICT, AND FOR A COMMUNITY GARAGE IN A NEW CONSTRUCTION ON THE NORTHERN 82.67 FEET OF PROPERTY.
(Continued from the Regular Meeting of May 13, 1982)

6:45 P.M. (Cont)

22. (Cont)

Approved/Condition

Resolution No. 9399

Vote 6-0

Absent: Commissioner Bierman

Adjourned: 10:20 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE
MATTERS, PLEASE CALL LEE WOODS, ADMINIS-
TRATIVE SECRETARY, CITY PLANNING COMMISSION,
AT 558-4656.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD

MAY 27, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JUL - 1 1982

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima, Rosenblatt and Salazar.

ABSENT: None

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE CONSIDERATION BY THE CITY PLANNING COMMISSION.

Completed.

1:00 P.M.

1. Current Matters

A. Director's Report.

B. Commissioners' Questions and Matters.

1:30 P.M.

2. CONSIDERATION OF RESOLUTION OF INTENTION TO RECLASSIFY RINCON HILL (APPROXIMATELY 49 ACRES OF LAND GENERALLY BOUNDED BY FOLSOM, STEUART, BRYANT AND ESSEX STREETS) FROM M-1 (LIGHT INDUSTRIAL) TO RC-2 (RESIDENTIAL-COMMERCIAL, MODERATE DENSITY) AS AN INTERIM ACTION PENDING COMPLETION OF PERMANENT ZONING CONTROLS BASED UPON THE "PLAN FOR RINCON HILL".
(Continued from the Regular Meeting of May 20, 1982)

Public testimony taken from the following:

1. Irwin Sherrick, representing the U.S. Postal Service, in opposition.

Issue:

1. Possibly adverse affect on the value of the Rincon Annex site.

Approved Resolution No. 9403 Vote 6-0

Absent: Commissioner Bierman

1:30 P.M. (Cont)

3. 81.381A - MILLS BUILDING, DESIGNATED LANDMARK NO. 76 AT 266 BUSH STREET, LOT 8 IN ASSESSOR'S BLOCK 268; APPLICATION FOR CERTIFICATION OF APPROPRIATENESS FOR A SIGN, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD FOR DISAPPROVAL.
(Continued from the Regular Meeting of May 20, 1982).

Passed motion to continue to June 3, 1982.

Vote 6-0

Absent: Commissioner Klein

2:00 P.M.

4. 82.188D - 3505 PACIFIC AVENUE, SOUTH SIDE BETWEEN LOCUST AND SPRUCE STREETS; LOT 20 IN ASSESSOR'S BLOCK 970 IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT, CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8200876; PROPOSAL TO CONSTRUCT A SINGLE-FAMILY DWELLING WHICH WILL BLOCK SEVERAL LOT-LINE WINDOWS OF AN ADJACENT STRUCTURE.
(Continued from the Regular Meeting of May 20, 1982)

Request for Discretionary Review withdrawn - No Action Required.

5. 82.188D - 3505 PACIFIC AVENUE, SOUTH SIDE BETWEEN LOCUST AND SPRUCE STREETS, LOT 20 IN ASSESSOR'S BLOCK 970 IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8200876; PROPOSAL TO CONSTRUCT A SINGLE-FAMILY DWELLING WHICH WILL BLOCK SEVERAL LOT-LINE WINDOWS OF AN ADJACENT STRUCTURE.
(Continued from the Regular Meeting of May 20, 1982)

Request for Discretionary Review withdrawn - No Action Required.

6. 82.204D - 3358 WASHINGTON STREET, NORTH SIDE BETWEEN PRESIDIO AVENUE AND WALNUT STREET, LOT 11A IN ASSESSOR'S BLOCK 984 IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8201782; PROPOSAL TO CONSTRUCT A 26-FOOT DEEP ADDITION AT THE REAR OF THE EXISTING DWELLING VARYING IN HEIGHT FROM THREE STORIES TO ONE STORY.

Passed motion to take Discretionary Review

Vote 6-0

Absent: Commissioner Salazar

2:00 P.M. (Cont)

7. 82.204D - 3358 WASHINGTON STREET, NORTH SIDE BETWEEN PRESIDIO AVENUE AND WALNUT STREET, LOT 11A IN ASSESSOR'S BLOCK 984 IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8201782; PROPOSAL TO CONSTRUCT A 26-FOOT DEEP ADDITION AT THE REAR OF THE EXISTING DWELLING VARYING IN HEIGHT FROM THREE STORIES TO ONE STORY.

Public testimony taken from the following:

1. Ted Brown, an architect, representing the project sponsor.
2. Steve Askin, a neighbor, in opposition.
3. Mrs. A. Prescott, a neighbor, in opposition.
4. Philip Otto, the project sponsor.

Issues:

1. Size and bulk of the proposed addition.
2. Height of the proposed addition.
3. Loss of sunlight to adjacent buildings.

Passed motion to continue to June 10, 1982.

Vote 7-0

8. 82.148U - 2728 - 24TH STREET, NORTHWEST CORNER AT HAMPSHIRE STREET, LOT 17, IN ASSESSOR'S BLOCK 4211; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A RESTAURANT EXPANSION OF APPROXIMATELY 550 SQUARE FEET IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE 24TH STREET-MISSION SPECIAL USE DISTRICT.

Approved/Condition

Resolution No. 9404

Vote 7-0

9. 82.187U - 1062 VALENCIA STREET, WEST SIDE BETWEEN HILL AND 22ND STREETS, LOT 8B IN ASSESSOR'S BLOCK 3617; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A BAR EXPANSION OF APPROXIMATELY 1,000 SQUARE FEET IN A C-2 (COMMUNITY-BUSINESS) DISTRICT IN THE VALENCIA STREET SPECIAL USE DISTRICT.

Approved/Condition

Resolution No. 9405

Vote 7-0

MAY 27, 1982

2:00 P.M. (Cont)

10. 82.112U - 3881 - 24TH STREET, SOUTH SIDE BETWEEN VICKSBURG AND SANCHEZ STREETS, LOT 23 IN ASSESSOR'S BLOCK 6509; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT RESTAURANT EXPANSION OF APPROXIMATELY 460 SQUARE FEET ON THE SECOND FLOOR IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.

NOTE: The above matter has been withdrawn,

Passed motion to continue indefinitely.

Vote 7-0

11. 82.165U - 2030 UNION STREET, SOUTH SIDE BETWEEN BUCHANAN AND WEBSTER STREETS, LOT 21 IN ASSESSOR'S BLOCK 541; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A RESTAURANT SEATING 25 PEOPLE IN AN EXISTING BAKERY IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.

Public testimony taken from the following:

1. John Prentice, an attorney, representing the operators of the proposed use.
2. Rosy Zirpoli, a neighborhood resident, in opposition.
3. George Lew, representing the property owners of the site.

Approved/Conditions Resolution No. 9406 Vote 6-1
Voting No: Commissioner Rosenblatt

12. 81.689U - 3917 - 24th STREET, SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOT 38 IN ASSESSOR'S BLOCK 6508; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT CONVERSION OF 2ND FLOOR OF RESIDENTIAL USE TO COMMERCIAL OFFICE USE IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE 24TH STREET (NOE VALLEY) SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of April 29, 1982)

Passed motion to continue to July 1, 1982

Vote 7-0

3:00 P.M.

13. 82.155C - 33 BANBURY DRIVE, SOUTH SIDE BETWEEN 19TH AVENUE AND STRATFORD DRIVE, LOT 37 IN ASSESSOR'S BLOCK 7244; REQUEST FOR A CONDITIONAL USE AUTHORIZATION TO PERMIT A RELIGIOUS INSTITUTION (HILLEL HOUSE) IN AN RH-1(D) (HOUSE, ONE-FAMILY DETACHED DWELLING) DISTRICT.
(Continued from the Regular Meeting of April 29, 1982)
NOTE: Proposed for continuation to June 3, 1982.

Public testimony taken from the following:

1. Edward Baker, a neighborhood resident; in opposition.
2. Rabbi Gary Greenebaum, the project applicant.
3. Bill Lowenberg, representing the project applicant.

Issues:

1. The possibility of adverse impacts in the neighborhood.

Approved/Conditions

Resolution No. 9407

Vote 6-0

Absent: Commissioner Nakashima

14. 81.609EC - 399 BUENA VISTA EAST (FORMER ST. JOSEPH'S COLLEGE OF NURSING BUILDING), SOUTHEAST SIDE BETWEEN PARK HILL AVENUE AND UPPER TERRACE, LOTS 23 AND 99 IN ASSESSOR'S BLOCK 2607; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT TO INCLUDE 40 LIVING UNITS; APPROXIMATELY 17,500 SQUARE FEET OF OFFICE SPACE AND 16 PARKING SPACES IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of April 15, 1982)

Passed motion to continue to July 8, 1982.

Vote 7-0

15. 82.161C - PIER 44 EAST OF THE EMBARCADERO OPPOSITE THE FOOT OF BERRY STREET, LOT 44 IN ASSESSOR'S BLOCK 9900; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT AN AIRCRAFT LANDING FACILITY (HELIPORT) IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT.
(Continued from the Regular Meeting of May 13, 1982)

3:00 P.M. (Cont)

15. (Cont) Passed motion to continue to July 1, 1982
Vote 7-0

16. 81.632EC - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF 8 UNITS ON A LOT WITH APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of May 20, 1982)

Passed motion to continue to July 1, 1982.
Vote 7-0

17. 81.632EC - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 8 UNITS ON A LOT WITH APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of May 20, 1982)

Passed motion to continue to July 1, 1982.
Vote 7-0

4:00 P.M.

18. EE78.418 - CALIFORNIA AND POWELL CONDOMINIUMS, SOUTHEAST CORNER OF CALIFORNIA AND POWELL, LOT 16 IN ASSESSOR'S BLOCK 245; PUBLIC HEARING OF THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR CONSTRUCTION OF A 16-STORY, 160-FOOT-TALL BUILDING IN PLACE OF A 17-SPACE SURFACE PARKING LOT. THERE WOULD BE 29 UNITS AND 30 PARKING SPACES, REQUIRING CONDITIONAL USE AUTHORIZATION.

Passed motion to close the public hearing.
Vote 6-0
Absent: Commissioner Nakashima

NOTE: A Certified Court Reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

4:00 P.M. (Cont)

19. 82.63Q - 95 - 26TH AVENUE, WEST SIDE BETWEEN EL CAMINO DEL MAR AND SEA CLIFF AVENUE, LOT 9 IN ASSESSOR'S BLOCK 1305; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of May 6, 1982)
NOTE: Proposed for continuation to a later date.

Passed motion to continue to June 17, 1982
Vote 7-0

20. 82.125Q - 22 TERRA VISTA AVENUE, NORTHWEST CORNER AT ST. JOSEPH'S AVENUE, LOT 1 IN ASSESSOR'S BLOCK 1103; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 62-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.
(Continued from the Regular Meeting of May 13, 1982)
NOTE: Proposed for continuation to a later date.

Passed motion to continue to June 17, 1982.
Vote 7-0

4:45 P.M.

21. EE81.52 - 50 OSGOOD PLACE, SOUTHEAST CORNER AT BROADWAY, LOT 31 IN ASSESSOR'S BLOCK 164; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED CONSTRUCTION OF A 5-STORY-OVER-GARAGE OFFICE BUILDING, IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND AN INITIATED RC-2 O RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE TO HIGH DENSITY) DISTRICT.
(Continued from the Regular Meeting of May 6, 1982)

Passed motion to continue to June 17, 1982.
Vote 7-0

22. 81.583C - 50 OSGOOD PLACE, SOUTHEAST CORNER AT BROADWAY, LOT 31 IN ASSESSOR'S BLOCK 164; REQUEST FOR DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE TO PERMIT COMMERCIAL USE ABOVE THE GROUND FLOOR (5-STORY-OVER-GARAGE OFFICE BUILDING) IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND AN INITIATED RC-2 TO RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE TO HIGH DENSITY) DISTRICT.
(Continued from the Regular Meeting of May 6, 1982)

Passed motion to continue to June 17, 1982.
Vote 7-0

ADJOURNED: 7:20 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE
MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE
SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
JUNE 3, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

JUN 14 1982

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Salazar,
Matsumura and Rosenblatt.

ABSENT: Commissioners Bierman and Nakashima.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE
CONSIDERATION BY THE CITY PLANNING COMMISSION.

Cancelled.

1:00 P.M.

1. Current Matters

A. Director's Report.

B. Commissioners' Questions and Matters.

1:30 P.M.

2. INFORMATIONAL PRESENTATION, BY THE ARCHITECTURAL FOUNDATION OF
NORTHERN CALIFORNIA, OF THE AWARD WINNING ESSAY, "SAN FRANCISCO
PERSPECTIVES FOR THE FUTURE".

Informational presentation - No action required.

2:30 P.M.

3. 82.230E - ALAMEDA COUNTY, ALTAMONT HILLS LANDFILL; APPEAL OF
THE PRELIMINARY NEGATIVE DECLARATION FOR SAN FRANCISCO
SOLID WASTE.

Denied/Appeal Resolution No. 9408. Vote 5-0

Absent: Commissioners Bierman and Nakashima.

2:30 P.M. (Cont)

4. 81.449 EC - 747 POST STREET, LOTS 7, 8 AND 17 IN ASSESSOR'S BLOCK 304; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO CONSTRUCT APPROXIMATELY 150 DWELLING UNITS IN TWO 160-FOOT HIGH TOWERS, PRESERVING THE FACADE OF THE FORMER ALCAZAR THEATRE, PROVIDING APPROXIMATELY 175 PARKING SPACES, REQUIRING CONDITIONAL USE AUTHORIZATION FOR A PLANNED UNIT DEVELOPMENT.

Passed motion to continue to June 17, 1982.

Vote 5-0

Absent: Commissioners Bierman and Nakashima.

2:45 P.M.

- 5.81.381A - MILLS BUILDING, DESIGNATED LANDMARK NO. 76 AT 266 BUSH STREET, LOT 8 IN ASSESSOR'S BLOCK 268; APPLICATION FOR CERTIFICATION OF APPROPRIATENESS FOR A SIGN, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD FOR DISAPPROVAL.
(Continued from the Regular Meeting of May 27, 1982)

Passed motion to continue to June 10, 1982.

Vote 5-0

Absent: Commissioners Bierman and Nakashima

6. PRESENTATION OF TWO PROPOSED AMENDMENTS TO THE ENVIRONMENTAL PROTECTION ELEMENT OF THE COMPREHENSIVE PLAN OF SAN FRANCISCO. THE FIRST AMENDMENT WOULD ADD A NEW ENERGY SECTION TO THE ELEMENT INCORPORATING SEVEN NEW OBJECTIVES AND A NUMBER OF RELATED POLICIES ON THE USE AND CONSERVATION OF ENERGY. THE SECOND AMENDMENT WOULD ADD A NEW POLICY TO THE CONSERVATION SECTION OF THE ELEMENT, ADVOCATING COASTAL PROTECTION IN RELATION TO OFF-SHORE OIL DEVELOPMENT.

Informational presentation - No action required.

3:30 P.M.

7. CONSIDERATION OF A RESOLUTION ADOPTING THE ADDITIONS TO THE ENVIRONMENTAL PROTECTION ELEMENT OF THE MASTER PLAN, ENTITLED ENERGY - OBJECTIVES AND POLICIES - A PROPOSAL FOR CITIZEN REVIEW, 1982 AND ENDORSING THE TWO CITIZENS ENERGY POLICY ADVISORY COMMITTEE REPORTS ENTITLED, "RECOMMENDATIONS FOR REDUCING MUNICIPAL ENERGY COSTS, JUNE, 1981 AND "RECOMMENDATIONS FOR REDUCING COMMUNITY ENERGY COSTS, "APRIL, 1982.

Approved Resolution No. 9409 Vote 5-0

Absent: Commissioners Bierman and Nakashima.

3:30 P.M. (Cont)

8. 81.660Q - 3119 JACKSON STREET, SOUTH SIDE BETWEEN PRESIDIO AVENUE AND LYON STREET, LOT 20 IN ASSESSOR'S BLOCK 983; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 9-UNIT CONDOMINIUM CONVERSION SUBDIVISION REQUESTING EXCEPTION FROM PRESERVATION OF MODERATE-INCOME HOUSING PROVISION OF THE SUBDIVISION CODE.
(Continued from the Regular Meeting of April 15, 1982)

Approved/Conditions Resolution No. 9410
Vote 5-0
Absent: Commissioners Bierman and Nakashima.

9. 81.624Q - 2090 GREAT HIGHWAY, NORTHEAST CORNER AT QUINTARA STREET, LOT 16 IN ASSESSOR'S BLOCK 2168; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR AN 18-UNIT CONDOMINIUM CONVERSION SUBDIVISION REQUESTING EXCEPTION FROM PRESERVATION OF MODERATE-INCOME HOUSING PROVISION OF THE SUB-DIVISION CODE. (Continued from the Regular Meeting of 4/15/82)

Approved/Condition Resolution 9411 Vote 5-0
Absent: Commissioners Bierman and Nakashima.

10. 82.75 - 1485-87 - 20TH AVENUE, WEST SIDE BETWEEN JUDAH AND KIRKHAM STREETS, LOT 13 IN ASSESSOR'S BLOCK 1033, REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT UP TO 3 UNITS ON A LOT WITH APPROXIMATELY 4,200 SQUARE FEET WHEN ONE UNIT FOR EACH 1,500 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of April 1, 1982)

Disapproved Resolution No. 9412 Vote 5-0
Absent: Commissioners Nakashima and Bierman.

4:00 P.M

11. 82.144E - GROSVENOR TOWNHOUSE HOTEL, 415 TAYLOR STREET NEAR O'FARRELL STREET, LOT 2 IN ASSESSOR'S BLOCK 317; APPEAL OF THE ENVIRONMENTAL IMPACT REPORT REQUIREMENT TO CONSTRUCT ON A 13,277 SQUARE-FOOT SITE AN 18-STORY, 223-ROOM, 153,330 SQUARE-FOOT HOTEL WITH GROUND FLOOR RETAIL AND WITH 2 FREIGHT LOADING SPACES AND 16 SUB-SURFACE PARKING SPACES ACCESSIBLE FROM SHANNON STREET AFTER DEMOLITION OF A 2-STORY CONCRETE AUTO RENTAL GARAGE.

4:00 P.M. (Cont)

11. (Cont) Passed motion to continue to June 10, 1982.
Vote 5-0
Absent: Commissioners Bierman and Nakashima.

4:30 P.M.

12. R81.11 - 343 EDGEHILL WAY, LOTS 8 AND 9 IN ASSESSOR'S BLOCK 2934; REVIEW FOR CONFORMITY WITH MASTER PLAN OF REVOCABLE ENCROACHMENT PERMIT FOR DRIVEWAY ACCESS ACROSS PUBLIC RIGHT-OF-WAY.

Passed motion for a finding of Master Plan Conformity.
Vote 5-0
Absent: Commissioners Bierman and Nakashima.

13. 81.108ED - 343 EDGEHILL WAY, LOTS 8 AND 9 IN ASSESSOR'S BLOCK 2934; DISCRETIONARY REVIEW OF ONE-FAMILY DWELLING, INVOLVING BUILDING PERMIT APPLICATION NO. 8201198.

Approved Resolution No. 9413 Vote 5-0
Absent: Commissioners Bierman and Nakashima

5:00 P.M.

14. 82.14C - 1660 MISSION STREET, NORTHWEST SIDE BETWEEN OTIS STREET AND SOUTH VAN NESS AVENUE, LOT 8 IN ASSESSOR'S BLOCK 3512; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR AN EXCEPTION FROM THE BULK LIMITS AND FOR A PLANNED UNIT DEVELOPMENT INCLUDING A MODIFICATION OF THE OFF-STREET PARKING REQUIREMENTS FOR AN OFFICE BUILDING/ COMPUTER FACILITY IN AN EXISTING AUTOMOBILE SHOWROOM BUILDING IN A C-M (HEAVY COMMERCIAL) DISTRICT.

Approved/Conditions Resolution No. 9414
Vote 5-0
Absent: Commissioners Bierman and Nakashima.

ADJOURNED: 6:20 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JUNE 10, 1982
ROOM 282, CITY HALL
1:00 P.M.

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Salazar,
Rosenblatt and Kelleher.

1:00 P.M.

1. Current Matters.

A. Directors' Report.

B. Commissioners' Questions and Matters.

1:15 P.M.

2. 81.415ED - 1299 SANSOME STREET, SOUTHWEST CORNER OF SANSOME AND
FILBERT STREETS, LOT 1 IN ASSESSOR'S BLOCK 106;
CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT
FOR THE CONSTRUCTION OF A NEW OFFICE DEVELOPMENT,
44,550 SQUARE-FOOT BUILDING ON A 7,200 SQUARE-FOOT
LOT LOCATED IN A C-2 (COMMUNITY BUSINESS) DISTRICT
AND A PROPOSED HISTORICAL/SPECIAL USE DISTRICT NO. 3,
AFTER DEMOLITION OF AN EXISTING SINGLE-STORY COMMERCIAL
STRUCTURE. APPROXIMATELY 77 PARKING SPACES WOULD BE
PROVIDED OFF-SITE IN AN EXISTING GARAGE LOCATED ONE
BLOCK NORTH OF THE SITE.

Approved Resolution No. 9415 Vote 4-2
Voting No: Commissioners Klein and Rosenblatt.
Absent: Commissioner Salazar.

3. 81.415ED - 1299 SANSOME STREET, SOUTHWEST CORNER OF SANSOME AND
FILBERT STREETS, LOT 1 IN ASSESSOR'S BLOCK 106;
DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION
NO. 8207182 FOR THE CONSTRUCTION OF A NEW OFFICE
DEVELOPMENT, 44,550 SQUARE-FOOT BUILDING ON A 7,200
SQUARE-FOOT LOT LOCATED IN A C-2 (COMMUNITY BUSINESS)
DISTRICT AND PROPOSED HISTORICAL/SPECIAL USE DISTRICT
NO. 3 AFTER DEMOLITION OF AN EXISTING SINGLE-STORY
COMMERCIAL STRUCTURE. APPROXIMATELY 77 PARKING SPACES
WOULD BE PROVIDED OFF-SITE IN AN EXISTING GARAGE LOCA-
TED ONE BLOCK NORTH OF THE SITE.

1:15 P.M. (Cont)

3. (Cont)

Public testimony taken from the following:

1. Donald Wyler, Project Manager.
2. William Valentine, H.O.K.
3. Bob Mayer, resident Telegraph Hill, in support.
4. Edith Heiler, Telegraph Hill Dwellers, in opposition.
5. Sue Hestor, San Franciscans for Reasonable Growth, in opposition.
6. Richard Suarez, in opposition.

Issues:

1. Relationship of building to form of hill and Filbert Street Steps.
2. Views from Hill and Views of Hill.

Approved/Conditions Resolution No. 9416

Vote 6-1

Voting No: Commissioner Bierman.

Absent: Commissioner Salazar.

4. 81.249E - 333 CALIFORNIA STREET, BETWEEN SANSOME AND BATTERY, LOTS 2, 6, 13, 10A AND A PORTION OF 1 IN ASSESSOR'S BLOCK 261, ROBERT DOLLAR BLOCK; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR 600-FOOT HIGH, 47-STORY BUILDING WITH ABOUT 600,000 SQUARE FEET OF OFFICE, 18,500 SQUARE FEET OF RETAIL, 55 RESIDENCES AND 140 PARKING SPACES AFTER DEMOLISHING 3 OFFICE BUILDINGS AND A PARKING LOT; REQUIRING CONDITIONAL USE APPROVAL.

Approved Resolution No. 9417 Vote 6-1

Voting No: Commissioner Bierman.

Absent: Commissioner Salazar.

5. 81.249EDC - 333 CALIFORNIA STREET, SOUTH SIDE BETWEEN SANSOME AND BATTERY STREETS, LOTS 1, 2, 6, 10A AND 13 IN ASSESSOR'S BLOCK 261; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR BONUS FLOOR AREA EXCEPTIONS TO THE BULK LIMITS, AND A PLANNED UNIT DEVELOPMENT WITH DEVIATIONS TO REAR YARD, PARKING AND LOADING REQUIREMENTS, AND USE OF BONUS FLOOR AREA FOR RESIDENTIAL USE ONLY, AS PART OF A MIXED USE RESIDENTIAL/OFFICE PROJECT OF 47 STORIES IN HEIGHT, CONTAINING APPROXIMATELY 600,000 SQUARE FEET OF OFFICE SPACE, 18,000 SQUARE FEET OF RETAIL SPACE, AND 122,000 SQUARE FEET OF RESIDENTIAL SPACE, IN A C-3-0 (DOWNTOWN OFFICE) AND 600-I HEIGHT AND BULK DISTRICT.

1:15 P.M. (Cont)

5. (Cont)

Public testimony taken from the following:

1. Zane Grisham
2. Mark Goldstein, S.O.M.
3. Michael Corbett, Heritage Foundation
4. Calvin Welsh, Council of Community Organizations, in opposition.
5. Kay Patchner, Consumer Action, in opposition.
6. Sue Hestor, San Franciscans for Reasonable Growth, in opposition.
7. Dave Capron, in support.

Issues:

1. Methods of prescribing landmark buildings.
2. Adequacy of proposed housing package to meet impacts
3. Appearance of building.

Approved/Conditions

Resolution No. 9418

Vote 4-3

Voting No: Commissioners Bierman, Kelleher and Nakashima.

6. EE80.339 - POST AND KEARNY STREET, SOUTHEAST CORNER, LOTS 7, 8, 9, 10 AND 11 in ASSESSOR'S BLOCK 311; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR A 17-STORY OFFICE BUILDING WITH GROUND LEVEL, FINANCIAL AND RETAIL SPACES, AFTER DEMOLITION OF EXISTING BUILDINGS OF APPROXIMATELY 90,000 SQUARE FEET; REQUIRING DISCRETIONARY REVIEW.

Passed motion to continue to June 17, 1982.

Vote 7-0

7. 82.120D - POST AND KEARNY STREET, SOUTHEAST CORNER, LOTS 7, 8, 9, 10 AND 11 IN ASSESSOR'S BLOCK 311; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8100955 FOR A 17-STORY OFFICE BUILDING WITH GROUND LEVEL, FINANCIAL AND RETAIL SPACES, AFTER DEMOLITION OF EXISTING BUILDINGS OF APPROXIMATELY 90,000 SQUARE FEET.

Passed motion to continue to June 17, 1982.

Vote 7-0

NOTE: It is anticipated that Items calendared at 2:15 P.M. and thereafter will be heard later in the afternoon or evening. The Commission President at 2:15 P.M. and periodically during the meeting will provide estimates of the times at which specific cases will be heard.

2:15 P.M.

8. 82.22C - BALBOA STREET AT 28TH AVENUE, SOUTHWEST CORNER, LOT 1 IN ASSESSOR'S BLOCK 1616; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A CHURCH IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT.

Public testimony taken from the following:

1. Warren Gilbert, Luthern Church Architect.
2. Mrs. McMillan, in opposition.
3. Ruth Barish, in opposition.
4. Gary Dahl, in opposition.
5. Edmund Yee, in support.
6. Rev. Michael Cooper, in support
7. Pastor Kuo, Minister, in support.
8. F.S. Hoo, layman of Church, in support.

Issues:

1. Parking Impacts.
2. Necessity for location at proposed site.

Approved/Conditions Resolution No. 9419

Vote 4-3

Voting No: Commissioners Bierman, Kellerher and Nakashima.

9. 82.183C - 963 PACIFIC AVENUE, SOUTH SIDE BETWEEN POWELL AND MASON STREETS, LOT 48 IN ASSESSOR'S BLOCK 180; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR COMMERCIAL USES ABOVE THE GROUND FLOOR IN AN RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT.

Public testimony taken from the following:

1. Ted Lule, representing Mr. Yeung.
2. Mildred Yan, in opposition.
3. Dal Yip, in opposition.
4. John Larson, in opposition.

Issues:

1. Loss of sunlight adjacent properties.
2. Parking Impacts.
3. Any residential use in existing building.

Passed motion to continue to July 1, 1982.

Vote 7-0

2:15 P.M. (Cont)

10. 82.220C - 50 CALIFORNIA STREET, NORTHEAST CORNER AT DAVIS STREET, LOT 22 IN ASSESSOR'S BLOCK 235; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT EXTENSION AND ALTERATION OF ROOFTOP ANTENNA IN A C-3-0 (DOWNTOWN OFFICE) DISTRICT.

Approved/Conditions

Resolution No. 9420

Vote 7-0

11. 82.200C - 1735 FRANKLIN STREET, WEST SIDE BETWEEN SACRAMENTO AND CALIFORNIA STREETS, LOT 2 IN ASSESSOR'S BLOCK 641; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT COMMERCIAL USE (PROFESSIONAL OFFICES) IN A DESIGNATED LANDMARK (BRANSTEN HOUSE) IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

NOTE: Applicant has requested continuation to June 24, 1982.

Passed motion to continue to June 24, 1982.

Vote 7-0

12. 81.178C - 475 LOMBARD STREET, SOUTH SIDE BETWEEN STOCKTON STREET AND GRANT AVENUE, LOT 33 IN ASSESSOR'S BLOCK 77; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT SEVEN DWELLING UNITS ON AN RH-3 (HOUSE, THREE-FAMILY) LOT OF APPROXIMATELY 7,140 SQUARE FEET WHEN 1,000 SQUARE FEET PER DWELLING IS REQUIRED.

Passed motion to continue to July 1, 1982.

Vote 7-0

13. 82.228C - 2247 TURK BOULEVARD, SOUTH SIDE BETWEEN MASONIC AND CENTRAL AVENUES, LOT 23 IN ASSESSOR'S BLOCK 1149; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A CHILD CARE FACILITY IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

NOTE: Applicant has withdrawn application, as fewer than 13 children are proposed, and no conditional use authorization is required.

3:15 P.M.

14. 82.215C - FOOT OF TAYLOR STREET, SEAWALL LOTS 300 AND 301, PORTION OF ASSESSOR'S BLOCK 9900; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A MODIFICATION OF CONDITIONS ESTABLISHED IN CITY PLANNING COMMISSION RESOLUTION NO. 9926 TO PERMIT EXPANSION OF PARKING LOT (GAIN OF 33 SPACES) AND TO DEFER CONSTRUCTION OF A PEDESTRIAN PLAZA, IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND IN THE NORTHERN WATERFRONT SPECIAL USE DISTRICT NO. 1.

Public testimony taken from the following:

1. Mr. Sullivan

Approved/Conditions
Vote 7-0

Resolution No. 9421

15. 82.190C - 501 CAMBRIDGE STREET, EAST SIDE BETWEEN WAYLAND AND FELTON STREETS, ASSESSOR'S BLOCK 5992A; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A SCHOOL (ASSOCIATION FOR RETARDED CITIZENS) IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved/Conditions
Vote 7-0

Resolution No. 9422

16. 82.222C - 949 BRUSSELS STREET, EAST SIDE BETWEEN MANSELL AND ORDWAY STREETS, LOT 8 IN ASSESSOR'S BLOCK 6158; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO MODIFY PREVIOUSLY APPROVED CONDITIONS FOR A NEW DWELLING UNIT IN A NARROW LOT SUBDIVISION IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved/Conditions
Vote 7-0

Resolution No. 9423

17. 82.235C - RANKIN STREET, ENTIRE FRONTAGE, WEST SIDE BETWEEN DAVIDSON AND EVANS AVENUES, LOT 1 IN ASSESSOR'S BLOCK 5229; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT AUTHORIZED WRECKING IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT.

Passed motion to continue to July 1, 1982.
Vote 7-0

4:15 P.M.

18. 81.388D - 34-38 NEVADA STREET, WEST SIDE BETWEEN BERNAL HEIGHTS BOULEVARD AND CHAPMAN STREET, LOTS 15 AND 16 IN ASSESSOR'S BLOCK 5629 IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8103993 AND 8103994; PROPOSAL TO CONSTRUCT TWO 3-STORY, SINGLE-FAMILY DWELLINGS ON ADJOINING LOTS.
(Continued from the Regular Meeting of May 20, 1982)

Public testimony taken from the following:

1. Ron Keller, in opposition.
2. Tom Ballinger, in opposition.

Issues:

1. Accessibility of site/fire hazards.
2. Scale in relation to neighborhood.
3. Sun blockage of proposed community garden.

Approved/Conditions Resolution No. 9424

Vote 6-1

Voting No: Commissioner Bierman.

19. 82.204D - 3358 WASHINGTON STREET, NORTH SIDE BETWEEN PRESIDIO AVENUE AND WALNUT STREET, LOT 11A IN ASSESSOR'S BLOCK 984 IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8201782; PROPOSAL TO CONSTRUCT A 26-FOOT DEEP ADDITION AT THE REAR OF THE EXISTING DWELLING VARYING IN HEIGHT FROM THREE STORIES TO ONE STORY.
(Continued from the Regular Meeting of May 27, 1982.)

Public testimony taken from the following:

1. Dr. Steven Aphkin, in opposition.
2. Stig Bengtsson, in opposition
3. Ann Prescott, in opposition.
4. Tom Larson.
5. Ted Brown, Architect.

Issues:

1. Scale of proposed addition.
2. Sunlight and view obstruction to adjacent properties

Denied

Resolution No. 9425

Vote 7-0

4:15 P.M. (Cont)

20. 81.392Q - 2300 SUTTER STREET, NORTHWEST CORNER AT SCOTT STREET, LOT 36 IN ASSESSOR'S BLOCK 1051; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 16-UNIT COMMERCIAL CONDOMINIUM CONVERSION SUBDIVISION IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

(Continued from the Regular Meeting of April 15, 1982)

Approved Resolution No. 9426 Vote 5-2
Voting No: Commissioners Bierman and Nakashima

6:00 P.M.

21. 81.381A - MILLS BUILDING, DESIGNATED LANDMARK NO. 76 AT 266 BUSH STREET, LOT 8 IN ASSESSOR'S BLOCK 268; APPLICATION FOR CERTIFICATION OF APPROPRIATENESS FOR A SIGN, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD FOR DISAPPROVAL.
(Continued from the Regular Meeting of June 3, 1982)

Testimony taken from the following:

1. Mr. Bass

Approved/Conditions Resolution No. 9427
Vote 5-2
Voting No: Commissioners Bierman and Karasick.

22. EE81.59 - WELSH COMMONS, FOURTH STREET, BETWEEN WELSH AND FREELON STREETS, LOT 119 IN ASSESSOR'S BLOCK 119; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR A NEW CONSTRUCTION OF MIXED-USE DEVELOPMENT CONSISTING OF TWO MAIN COMPONENTS AT A MAXIMUM HEIGHT OF 11 STORIES, CONTAINING OFFICE SUPPORT (55,600 SQUARE FEET), RETAIL SPACE (12,000 SQUARE FEET), LIGHT INDUSTRIAL SPACE (19,000 SQUARE FEET), AND 160 RESIDENTIAL UNITS (148,000 SQUARE FEET), PROVIDING 265 OFF-STREET PARKING SPACES, REQUIRING DEMOLITION OF FIVE EXISTING WOOD, CONCRETE AND METAL WAREHOUSES.

Passed motion to close public hearing.

ADJOURNED: 10:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JUNE 17, 1982
ROOM 282, CITY HALL
1:15 P.M.

DOCUMENTS DEPT.

AUG 20 1982

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima,
Rosenblatt and Salazar.

ABSENT: None.

1:15 P.M.

1. Current Matters

A. Director's Report

1. CLARIFICATION OF CONDITIONS AT 3294 CLAY STREET; A CONDOMINIUM
CONVERSION SUBDIVISION (81.260Q).

Passed motion concurring in a clarification of the conditions of
Commission Resolution No. 9113.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar

B. Commissioners' Questions and Matters

1:30 P.M.

2. 82.125Q - 22 TERRA VISTA AVENUE, NORTHWEST CORNER AT ST. JOSEPH'S AVENUE,
LOT 1 IN ASSESSOR'S BLOCK 1103; JOINT PUBLIC HEARING WITH THE
DEPARTMENT OF PUBLIC WORKS, AND A REVIEW FOR CONSISTENCY WITH
THE MASTER PLAN, FOR A 62-UNIT CONDOMINIUM CONVERSION SUBDIVISION
IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.
(Continued from the Regular Meeting of May 27, 1982)

Approved/Conditions Resolution No. 9428 Vote 4-1

Voting no: Commissioner Bierman

Absent: Commissioners Rosenblatt and Salazar

3. 82.63Q - 95 - 26TH AVENUE, WEST SIDE BETWEEN EL CAMINO DEL MAR AND SEA CLIFF
AVENUE, LOT 9 IN ASSESSOR'S BLOCK 1305; REVIEW FOR CONSISTENCY WITH
THE MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN
AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of May 27, 1982)

Passed motion to continue to July 8, 1982.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar

2:00 P.M.

4. 81.549ED - 1145-51 MARKET STREET NEAR 8TH STREET, LOTS 44 AND 44A IN ASSESSOR'S BLOCK 3702; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF A 13-STORY, 145,000 SQUARE FEET, OFFICE AND GROUND-LEVEL RETAIL BUILDING REQUIRING DEMOLITION OF EXISTING 4-STORY BUILDING, REQUIRING DISCRETIONARY REVIEW.

NOTE: PROPOSED FOR CONTINUATION TO JULY 1, 1982.

Passed motion to continue to July 1, 1982.

Vote 5-0

Absent: Commissioners Rosenblatt and Salazar

5. EE81.52 - 50 OSGOOD PLACE, SOUTHEAST CORNER AT BROADWAY STREET, LOT 31 IN ASSESSOR'S BLOCK 164; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED CONSTRUCTION OF A 5-STORY-OVER-GARAGE OFFICE BUILDING IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND INITIATED RC-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.
(Continued from the Regular Meeting of May 27, 1982)

Public testimony taken from the following:

1. Sue Hestor, representing Bradford Paul, the appellant of the Negative Declaration.
2. Susie Coliver, operator of small business in the area.
3. Norman Lew, an Attorney, representing the project sponsor.
4. Worley Wong, the project architect.
5. Art Henderson, in opposition.
6. Susan Clark, in support.
7. Eric Gabrielsen.
8. Phillip Copeland.

Issues:

1. That the project would generate demand for parking greater than the amount it proposes to provide.
2. The impairment of access to Osgood Place during construction.

Denied/Appeal

Resolution No. 9430

Vote 5-1

Voting no: Commissioner Bierman

Absent: Commissioner Rosenblatt

2:00 P.M. (Cont)

6. 81.593C - 50 OSGOOD PLACE, SOUTHEAST CORNER AT BROADWAY STREET, LOT 31 IN ASSESSOR'S BLOCK 164; DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE TO PERMIT COMMERCIAL USE ABOVE THE GROUND FLOOR, A 5-STORY-OVER-GARAGE OFFICE BUILDING, IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND INITIATED RC-2 TO RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE TO HIGH DENSITY) DISTRICT.

(Continued from the Regular Meeting of May 27, 1982)

Approved/Conditions Resolution No. 9431 Vote 6-0
Absent: Commissioner Rosenblatt

3:00 P.M.

7. CONSIDERATION OF TEXT AMENDMENT TO CITY PLANNING CODE SECTION 242.8 TO ALLOW SECOND FLOOR RETAIL AND THIRD FLOOR OFFICE OCCUPANCIES OF SPECIAL USES IN THE INTERIM 24TH STREET-NOE VALLEY SPECIAL USE DISTRICT.

Matter withdrawn - No Action required.

3:15 P.M.

8. MID-MARKET STREET STUDY, PRESENTATION OF A CONSULTANT REPORT PREPARED BY SKIDMORE, OWINGS & MERRILL AND THE SAN FRANCISCO STUDY CENTER.

Public testimony taken from the following:

1. John Kriken, representing Sidmore, Owings & Merrill, the project consultant.
2. Stanley Herstein, a Market Street property owner.
3. Joe Kaufman.
4. Bill Costura.
5. George Tanner.
6. Grant DeHart.
7. Sara Colm, representing the North of Market Planning Coalition.
8. Jim Curtis.
9. Kelly Cullen.

Informational Presentation - No Action required.

4:00 P.M.

9. 82.153C - 1800 BLOCK OF NEWHALL STREET (SILVERVIEW TERRACE), MAJOR PORTION OF BLOCK BOUNDED BY NEWHALL STREET, BRIDGEVIEW DRIVE AND TOPEKA AVENUE, LOT 2 IN ASSESSOR'S BLOCK 5335A; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR A RESIDENTIAL SUBDIVISION CONSISTING OF UP TO 150 DWELLING UNITS REQUIRING MODIFICATIONS TO DENSITY AND OPEN SPACE PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SITE IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

(Continued from the Regular Meeting of May 13, 1982)

4:00 P.M. (Cont)

9. 82.153C (Cont)

Public testimony taken from the following:

1. John Leahy, representing the project sponsor.
2. Bob Calhoun, a neighborhood resident, in opposition.
3. Henry Carter, in opposition.
4. Jessie Walds, in opposition.
5. Dolores Frazier, in opposition.
6. Bertha Sallis, in opposition.
7. Lee Obercamper, the project engineer.
8. Walter Brown, in opposition.
9. August Strotz, the project architect.
10. Mr. Chennault, in opposition.

Issues:

1. Density
2. Access
3. Traffic and Circulation

Approved/Conditions

Resolution No. 9429

Vote 6-0

Absent: Commissioner Rosenblatt

10. 81.449EC-747 POST STREET, SOUTH SIDE BETWEEN LEAVENWORTH AND JONES STREETS, A THROUGH LOT TO GEARY STREET, LOTS 7, 8 AND 17 IN ASSESSOR'S BLOCK 304; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO CONSTRUCT APPROXIMATELY 152 DWELLING UNITS IN TWO 160-FOOT TOWERS, PRESERVING THE FACADE OF THE FORMER ALCAZAR THEATRE, WITH APPROXIMATELY 175 PARKING SPACES, IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT.

NOTE: PROPOSED FOR CONTINUATION TO JULY 8, 1982.

Passed motion to continue to July 8, 1982.

Vote 6-0

Absent: Commissioner Rosenblatt

4:00 P.M. (Cont)

11. 81.449EC - 747 POST STREET, SOUTH SIDE BETWEEN LEAVENWORTH AND JONES STREETS, A THROUGH LOT TO GEARY STREET, LOTS 7, 8 AND 17 IN ASSESSOR'S BLOCK 304; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A STRUCTURE EXCEEDING 40 FEET IN HEIGHT, FOR EXCEPTION TO THE BULK LIMITS, AND FOR A PLANNED UNIT DEVELOPMENT (PUD) WITH EXCEPTIONS TO DENSITY, PARKING AND OPEN SPACE PROVISIONS OF THE CITY PLANNING CODE, FOR A 152-UNIT RESIDENTIAL DEVELOPMENT IN TWO 160-FOOT TOWERS, PRESERVING THE FACADE OF THE FORMER ALCAZAR THEATRE, WITH APPROXIMATELY 175 PARKING SPACES, IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT.

NOTE: PROPOSED FOR CONTINUATION TO JULY 8, 1982.

Passed motion to continue to July 8, 1982.

Vote 6-0

Absent: Commissioner Rosenblatt

5:15 P.M.

12. EE80.248 - 530 CHESTNUT STREET (FRANCISCO PLACE), NORTH SIDE BETWEEN MASON AND POWELL STREETS, A THROUGH LOT TO FRANCISCO STREET, WITH ADDITIONAL FRONTAGE ON MASON STREET, LOTS 10, 18, 19 AND 20 IN ASSESSOR'S BLOCK 52; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR A PLANNED UNIT DEVELOPMENT FOR A RESIDENTIAL/MIXED USE PROJECT OF UP TO 93 UNITS OF HOUSING AND 44,000 SQUARE FEET OF NET OFFICE SPACE, WITH PARKING AND OPEN SPACE THAT MEETS OR EXCEEDS THE CITY PLANNING CODE REQUIREMENTS FOR PROPERTY LOCATED IN AN RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT.

Passed motion to continue to July 8, 1982.

Vote 6-0

Absent: Commissioner Rosenblatt

13. 81.587C - 530 CHESTNUT STREET (FRANCISCO PLACE), NORTH SIDE BETWEEN MASON AND POWELL STREETS, A THROUGH LOT TO FRANCISCO STREET, WITH ADDITIONAL FRONTAGE ON MASON STREET, LOTS 10, 18, 19 AND 20 IN ASSESSOR'S BLOCK 52; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR A RESIDENTIAL/MIXED USE PROJECT OF UP TO 93 UNITS OF HOUSING AND 44,000 SQUARE FEET OF NET OFFICE SPACE, WITH PARKING AND OPEN SPACE THAT MEETS OR EXCEEDS THE CITY PLANNING CODE REQUIREMENTS FOR PROPERTY LOCATED IN AN RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT.

Passed motion to continue to July 8, 1982.

Vote 6-0

Absent: Commissioner Rosenblatt

6:00 P.M.

14. 82.203C - 201 SPEAR STREET, SOUTHEAST CORNER OF HOWARD AND SPEAR STREETS, LOTS 16, 17 AND 26 IN ASSESSOR'S BLOCK 3741; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR EXCEPTION TO THE BULK PROVISIONS OF THE CITY PLANNING CODE FOR AN 18-STORY OFFICE BUILDING OF 262,000 SQUARE FEET IN THE C-3-S (DOWNTOWN SUPPORT) AND 240-G HEIGHT AND BULK DISTRICTS.

(Continued from the Regular Meeting of May 20, 1982)

NOTE: PROPOSED FOR CONTINUATION TO JULY 1, 1982.

Passed motion to continue to July 1, 1982.

Vote 6-0

Absent: Commissioner Rosenblatt

15. 81.175EDA - FIREHOUSE NO. 2; 466 BUSH STREET BETWEEN KEARNY AND GRANT STREETS, LOT 33 IN ASSESSOR'S BLOCK 270; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT TO CONSTRUCT A 13-STORY, 86,110 SQUARE-FOOT OFFICE BUILDING WITH RETAIL, AND RENOVATE THE LANDMARK FIREHOUSE FOR 8,450 SQUARE FEET OF OFFICE AND RETAIL SPACE AFTER DEMOLITION OF A ONE-STORY BUILDING.

Passed motion to continue to June 24, 1982.

Vote 6-0

Absent: Commissioner Rosenblatt

16. EE80.339 - POST AND KEARNY STREETS, SOUTHEAST CORNER, LOTS 7, 8, 9, 10 AND 11 IN ASSESSOR'S BLOCK 311; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR A 25-STORY OFFICE BUILDING WITH GROUND LEVEL, FINANCIAL AND RETAIL SPACES, AFTER DEMOLITION OF EXISTING BUILDINGS OF APPROXIMATELY 90,000 SQUARE FEET, REQUIRING DISCRETIONARY REVIEW.

(Continued from the Regular Meeting of June 10, 1982)

Passed motion to continue to July 22, 1982.

Vote 6-0

Absent: Commissioner Rosenblatt

6:00 P.M. (Cont)

17. 82.120D - POST AND KEARNY STREETS, SOUTHEAST CORNER, LOTS 7, 8, 9, 10 AND 11 IN ASSESSOR'S BLOCK 311; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8100955 FOR A 25-STORY OFFICE BUILDING WITH GROUND LEVEL, FINANCIAL AND RETAIL SPACES, AFTER DEMOLITION OF EXISTING BUILDINGS OF APPROXIMATELY 90,000 SQUARE FEET.
(Continued from the Regular Meeting of June 10, 1982)

Passed motion to continue to July 22, 1982.

Vote 6-0

Absent: Commissioner Rosenblatt

Adjourned: 9:20 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS,
PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY,
CITY PLANNING COMMISSION, AT 558-4656.

35
121
6/24/82

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD

JUNE 24, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUL - 9 1982

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Karasick, Kelleher, Nakashima, Klein and Salazar.

ABSENT: Commissioners Bierman and Rosenblatt.

1:30 P.M.

1. Current Matters

A. Director's Report.

1. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO EXECUTE A CONTRACT WITH RUTH AND GOING, INC., IN THE AMOUNT OF \$25,000 TO PREPARE A TRANSPORTATION SYSTEMS MANAGEMENT PLAN AND PROGRAM FOR A NEW DOWNTOWN OFFICE BUILDING AS PART OF THE COMPREHENSIVE DOWNTOWN TRANSPORTATION SYSTEM MANAGEMENT PROGRAM.

Approved Resolution No. 9432 Vote 4-0
Absent: Commissioners Bierman, Rosenblatt and Salazar,

2. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO A CONTRACT IN THE AMOUNT OF \$10,000 (USING EDA FUNDS PREVIOUSLY APPROVED BY THE COMMISSION) WITH THE SAN FRANCISCO FOUNDATION TO PROVIDE SERVICES FOR DETERMINING THE FEASIBILITY OF A "GOALS PROGRAM" FOR THE CITY.

Approved Resolution No. 9433 Vote 4-0
Absent: Commissioners Bierman, Rosenblatt and Salazar.

B. Commissioners' Questions and Matters.

2:00 P.M.

2. CONSIDERATION OF ADOPTION OF A RULE, PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE, SECTION 1002(b)6, TO EXEMPT FROM GROSS FLOOR AREA IN A LANDMARK DESIGNATED BY THE CITY WHEN THAT FLOOR AREA IS DEVOTED SOLELY TO A PUBLIC USE, AND THAT EXEMPTION WOULD FURTHER PRESERVATION OF THE LANDMARK IN KEEPING WITH THE PURPOSES OF ARTICLE 10 OF THE PLANNING CODE.

NOTE: Proposed for continuation.

2:00 P.M. (Cont)

2. (Cont)

Passed motion to continue to July 15, 1982.

Vote 5-0

Absent: Commissioners Bierman and Rosenblatt.

3. EE80.296 - BANK OF CANTON HEADQUARTERS; LOTS 1, 2, 3, 4, 29, 46 AND 47 IN ASSESSOR'S BLOCK 227; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR DEMOLITION OF 4 BUILDINGS INCLUDING 555 MONTGOMERY (A COMBINED 2-STORY AND 4-STORY BUILDING); 619-623 CLAY (A 4-STORY BUILDING WITH COMMERCIAL SPACE AND 22 VACANT RESIDENTIAL HOTEL UNITS) AND 631 CLAY (A 4-STORY BUILDING). RETENTION OF THE OLD SUB-TREASURY BUILDING AND CONSTRUCTION OF A 282-FOOT-TALL, 18-STORY OFFICE INCLUDING ABOUT 230,000 GROSS SQUARE FEET. THE GROUND FLOOR WOULD CONTAIN THE MAIN BRANCH OF THE BANK OF CANTON.

NOTE: Proposed for continuation.

Passed motion to continue to July 15, 1982.

Vote 5-0

Absent: Commissioners Bierman and Rosenblatt.

4. 82.9DA - BANK OF CANTON HEADQUARTERS; LOTS 1, 2, 3, 4, 29, 46 AND 47 IN ASSESSOR'S BLOCK 227; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8106361 FOR DEMOLITION OF 4 BUILDINGS INCLUDING 555 MONTGOMERY (A COMBINED 2-STORY AND 4-STORY BUILDING); 619-623 CLAY (A 4-STORY BUILDING WITH COMMERCIAL SPACE AND 22 VACANT RESIDENTIAL HOTEL UNITS) AND 631 CLAY (A 4-STORY OFFICE BUILDING). RETENTION OF THE OLD SUB-TREASURY BUILDING AND CONSTRUCTION OF A 282-FOOT-TALL, 18-STORY OFFICE BUILDING INCLUDING ABOUT 230,000 GROSS SQUARE FEET. THE GROUND FLOOR WOULD CONTAIN THE MAIN BRANCH OF THE BANK OF CANTON.

NOTE: Proposed for continuation.

Passed motion to continue to July 15, 1982.

Vote 5-0

Absent: Commissioners Bierman and Rosenblatt.

JUNE 24, 1982

2:00 P.M. (Cont)

5. 81.175EDA - FIREHOUSE NO 2; 466 BUSH STREET BETWEEN KEARNY STREET AND GRANT AVENUE, LOT 33 IN ASSESSOR'S BLOCK 270; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT TO CONSTRUCT A 13-STORY, 86,110 SQUARE-FOOT OFFICE BUILDING WITH RETAIL, AND RENOVATE THE LANDMARK FIREHOUSE FOR 8,450 SQUARE FEET OF OFFICE AND RETAIL AFTER DEMOLITION OF A ONE-STORY BUILDING.
(Continued from the Regular Meeting of June 17, 1982)

Passed motion to close the Public Hearing.

Vote 5-0

Absent: Commissioners Bierman and Rosenblatt.

6. 82.200C - 1735 FRANKLIN STREET, WEST SIDE BETWEEN SACRAMENTO AND CALIFORNIA STREETS, LOT 2 IN ASSESSOR'S BLOCK 641; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT COMMERCIAL USE (PROFESSIONAL OFFICES) IN A DESIGNATED LANDMARK (BRANSTEN HOUSE) IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT. (Continued from the Regular Meeting of June 10, 1982)

Public testimony taken from the following:

1. Timothy Tosta, an attorney, representing the applicant.
2. Noecce Love, a neighborhood resident, in support.
3. Ellen Buchannan, a neighborhood resident, in support.
4. Irene Young, representing the Jordan Park Association, in support
5. Jonathan Malone, representing the Landmarks Preservation Advisory Board.
6. John Beeham, representing the Pacific Heights Residents Association, in opposition.
7. Jeffery Rowe, representing the project sponsor.

Issues:

1. The appropriateness of a commercial use in a residential district.
2. The viability of residential use in the building.

Passed motion to continue approximately 6 months.

Vote 4-0

Absent: Commissioners Bierman, Rosenblatt and Salazar.

3:00 P.M.

7. 82.295EM - CONSIDERATION OF PROPOSED AMENDMENTS TO THE TRANSPORTATION ELEMENT OF THE MASTER PLAN OF THE CITY AND COUNTY OF SAN FRANCISCO, REGARDING THE BICYCLE WAY SYSTEM, TRANSIT PREFERENTIAL STREETS, PEDESTRIAN WAYS, FREIGHT LOADING AND OTHER MATTERS.

Approved Resolution No. 9434 Vote 5-0
Absent: Commissioners Bierman and Rosenblatt

3:45 P.M.

8. 82.225U - 242 CHURCH STREET, WEST SIDE BETWEEN MARKET AND 15TH STREETS, LOT 3 IN ASSESSOR'S BLOCK 3543; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A CABARET (RESTAURANT OPEN 24 HOURS) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET STREET WEST SPECIAL USE DISTRICT.

Public testimony taken from the following:

1. Michael Evans, representing the project sponsor.
2. Walter Park, Lynn Forrest and Alexis Rayburn, neighborhood residents, in support.

Approved/Conditions Resolution No. 9435
Vote 5-0
Absent: Commissioners Bierman and Rosenblatt.

9. 82.205U - 256 CHURCH STREET, WEST SIDE BETWEEN MARKET AND 15TH STREET, LOT 4 IN ASSESSOR'S BLOCK 3543; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT CONVERSION OF A RESIDENTIAL UNIT TO COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR (EXISTING OFFICE SPACE WITHOUT AUTHORIZED BUILDING PERMIT) TO A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET STREET WEST SPECIAL USE DISTRICT.

Public testimony taken from the following:

1. Mark Bernstein, the applicant.
2. Michael Evans, a neighborhood resident, in support.
3. Walter Park, representing the Duboce Triangle Neighborhood Association, in opposition.

Issues:

1. The loss of residential units in the area.

Approved/Conditions Resolution No. 9436 Vote 4-1
Voting No: Commissioner Karasick
Absent: Commissioners Bierman and Rosenblatt

4:45 P.M.

10. 81.494E - 1041-1049 MARKET STREET, LOTS 58, 67, 68 AND 70 IN ASSESSOR'S BLOCK 3703; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR REHABILITATION OF THREE BUILDINGS, AND NEW CONSTRUCTION OF A 7-STORY STRUCTURE, PROVIDING AN APPROXIMATE TOTAL OF 183,000 GROSS SQUARE FEET, INVOLVING DEMOLITION OF AN EXISTING 5-STORY BUILDING, REQUIRING DISCRETIONARY REVIEW.

NOTE: A certified Court Reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

Passed motion to close the public hearing.

Vote 5-0

Absent: Commissioners Bierman and Rosenblatt.

5:30 P.M.

11. 81.492E - 90 NEW MONTGOMERY, LOT 14 IN ASSESSOR'S BLOCK 3707; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT TO CONSTRUCT A 15-STORY, 240-FOOT BUILDING CONTAINING A TOTAL OF ABOUT 135,500 SQUARE FEET, INCLUDING APPROXIMATELY 124,300 SQUARE FEET OF OFFICES, 3,350 SQUARE FEET OF RETAIL SPACE, AND AN 11,500 SQUARE-FOOT BASEMENT PROVIDING 23 PARKING SPACES.

NOTE: A certified Court Reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

Passed motion to close the public hearing.

Vote 5-0

Absent: Commissioners Bierman and Rosenblatt.

Adjourned: 6:30 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

SF
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#21
7/1/82
collected

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JULY 1, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

AUG 31 1982

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima,
Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE CONSIDERATION
BY THE CITY PLANNING COMMISSION.

Completed.

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

1:45 P.M.

2. 81.549ED - 1145-51 MARKET STREET NEAR 8TH STREET, LOTS 44 AND 44A IN
ASSESSOR'S BLOCK 3702; APPEAL OF THE PRELIMINARY NEGATIVE
DECLARATION FOR CONSTRUCTION OF A 13-STORY, 145,000 SQUARE FEET,
OFFICE AND GROUND-LEVEL RETAIL BUILDING REQUIRING DEMOLITION
OF EXISTING 4-STORY BUILDING, REQUIRING DISCRETIONARY REVIEW.
(Continued from the Regular Meeting of June 17, 1982)

NOTE: PROPOSED FOR CONTINUATION.

Passed motion to continue to July 29, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

1:45 P.M. (Cont)

3. 82.203C - 201 SPEAR STREET, SOUTHEAST CORNER OF HOWARD AND SPEAR STREETS, LOTS 16, 17 AND 26 IN ASSESSOR'S BLOCK 3741; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR EXCEPTION TO THE BULK PROVISIONS OF THE CITY PLANNING CODE FOR AN 18-STORY OFFICE BUILDING OF 262,000 SQUARE FEET IN THE C-3-S (DOWNTOWN SUPPORT) AND 240-G HEIGHT AND BULK DISTRICTS.
(Continued from the Regular Meeting of June 17, 1982)

NOTE: PROPOSED FOR CONTINUATION.

Passed motion to continue to July 15, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

4. 81.689U - 3917 - 24TH STREET, SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOT 38 IN ASSESSOR'S BLOCK 6508; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT CONVERSION OF 2ND FLOOR OF RESIDENTIAL USE TO COMMERCIAL OFFICE USE IN AN RH-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE 24TH STREET NOE VALLEY SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of May 27, 1982)

NOTE: PROPOSED FOR CONTINUATION TO JULY 15, 1982.

Passed motion to continue to July 15, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JULY 1, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

AUG 16 1982

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima,
Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE CONSIDERATION
BY THE CITY PLANNING COMMISSION.

Completed.

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

1:45 P.M.

2. 81.549ED - 1145-51 MARKET STREET NEAR 8TH STREET, LOTS 44 AND 44A IN
ASSESSOR'S BLOCK 3702; APPEAL OF THE PRELIMINARY NEGATIVE
DECLARATION FOR CONSTRUCTION OF A 13-STORY, 145,000 SQUARE FEET,
OFFICE AND GROUND-LEVEL RETAIL BUILDING REQUIRING DEMOLITION
OF EXISTING 4-STORY BUILDING, REQUIRING DISCRETIONARY REVIEW.
(Continued from the Regular Meeting of June 17, 1982)

NOTE: PROPOSED FOR CONTINUATION.

Public testimony taken from the following:

1. Fred Methner, representing the East and West of Castro
Improvement Club, in support.
2. Mariam Blaustein, Friends of Noe Valley, in support.
3. Ron Klein, Noe Valley Merchants Association, in support.

Passed motion to continue to July 29, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

JULY 1, 1982

1:45 P.M. (Cont)

3. 82.203C - 201 SPEAR STREET, SOUTHEAST CORNER OF HOWARD AND SPEAR STREETS, LOTS 16, 17 AND 26 IN ASSESSOR'S BLOCK 3741; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR EXCEPTION TO THE BULK PROVISIONS OF THE CITY PLANNING CODE FOR AN 18-STORY OFFICE BUILDING OF 262,000 SQUARE FEET IN THE C-3-S (DOWNTOWN SUPPORT) AND 240-G HEIGHT AND BULK DISTRICTS.

(Continued from the Regular Meeting of June 17, 1982)

NOTE: PROPOSED FOR CONTINUATION.

Public testimony taken from the following:

1. Paul Gordian, a neighborhood resident, in opposition.
2. Peter Towerasis, an Attorney, representing the applicant.
3. Joel Coopersmith, the applicant.
4. Ron Klein, representing the Noe Valley Merchants Association, in support.
5. Bonnie Jones, a neighborhood resident, in support.
6. Elisa Inning, in support.
7. Kurt Steins, Friends of Noe Valley, in opposition.
8. Roy Dominichi, a neighborhood resident, in opposition.
9. Peggy Lenardowitz, a neighborhood resident, in opposition.
10. Jean Amos, in opposition.
11. Yvonne Borg, a neighborhood resident, in opposition.

Issues:

1. The extent to which the adverse impacts (noise, litter), of the commercial use, could be mitigated with respect to the residential neighborhood.

Passed motion to continue to July 15, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

4. 81.689U - 3917 - 24TH STREET, SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOT 38 IN ASSESSOR'S BLOCK 6508; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT CONVERSION OF 2ND FLOOR OF RESIDENTIAL USE TO COMMERCIAL OFFICE USE IN AN RH-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE 24TH STREET NOE VALLEY SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of May 27, 1982)

NOTE: PROPOSED FOR CONTINUATION TO JULY 15, 1982.

Passed motion to continue to July 15, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

JULY 1, 1982

1:45 P.M. (Cont)

5. 82.171C - PIER 44, EAST OF THE EMBARCADERO OPPOSITE THE FOOT OF BERRY STREET, LOT 44 IN ASSESSOR'S BLOCK 9900; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT AN AIRCRAFT LANDING FACILITY (HELIPORT FOR SPIRIT AIRWAYS) IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT.
(Continued from the Regular Meeting of May 27, 1982)

Application withdrawn - No Action required.

Vote 5-0

Absent: Commissioners Klein and Salazar

6. 81.632EC - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF 8 UNITS ON A LOT WITH APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of May 27, 1982)

NOTE: PROPOSED FOR CONTINUATION.

Passed motion to continue to July 22, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

7. 81.632EC - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 8 UNITS ON A LOT WITH APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of May 27, 1982)

NOTE: PROPOSED FOR CONTINUATION.

Passed motion to continue to July 22, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

JULY 1, 1982

1:45 P.M. (Cont)

8. 81.178C - 475 LOMBARD STREET, SOUTH SIDE BETWEEN STOCKTON STREET AND GRANT AVENUE, LOT 33 IN ASSESSOR'S BLOCK 77; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 7 DWELLING UNITS ON AN RH-3 (HOUSE, THREE-FAMILY) LOT OF APPROXIMATELY 7,140 SQUARE FEET WHEN 1,000 SQUARE FEET PER DWELLING IS REQUIRED.

(Continued from the Regular Meeting of June 10, 1982)

NOTE: PROPOSED FOR CONTINUATION.

Passed motion to continue to August 5, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

2:00 P.M.

9. 82.89R - VACATION OF KAPLAN LANE; REVIEW FOR CONSISTENCY WITH MASTER PLAN OF 19 FT. BY 84½ FT. PORTION ADJOINING PROPOSED YERBA BUENA CENTER PARKING GARAGE, BLOCK BOUNDED BY HAWTHORNE, HOWARD, 3RD AND FOLSOM STREETS.

Passed motion to find Master Plan conformity.

Vote 7-0

2:15 P.M.

10. 82.98L - 2 HARRISON STREET (HILLS BROTHERS COFFEE PLANT), A PORTION OF LOT 1 IN ASSESSOR'S BLOCK 3744; CONSIDERATION OF THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO PROPOSE TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved

Resolution No. 9437

Vote 6-0

Absent: Commissioner Salazar

11. 82.247C - 2690 JACKSON STREET, NORTHEAST CORNER AT SCOTT STREET, LOT 12A IN ASSESSOR'S BLOCK 595; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR AN ELEMENTARY/SECONDARY SCHOOL (THE STERNE SCHOOL) IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Public testimony taken from the following:

1. John B. Molinari, representing the applicant.
2. Dr. Richard Flowers, representing the applicant.
3. Valarie Anthony, representing the applicant.
4. Dr. M. Goffman, appearing in support.
5. Gayle Feund, a neighborhood resident, in opposition.
6. Fred Morris, a neighborhood resident, in opposition.
7. Harriet Carrie, a neighborhood resident, in opposition.

2:15 P.M. (Cont)

11. 82.247C (Cont)

Public testimony taken from the following: (Cont)

8. Julie Copeland, a neighborhood resident, in opposition.
9. Gloria Strasberger, a neighborhood resident, in opposition.
10. Corinth Debtner, a neighborhood resident, in opposition.
11. John Schramm, a neighborhood resident, in opposition.

Issues:

1. The capacity of the residential neighborhood to sustain the impacts of additional non-residential use.

Passed motion of intent to approve and continue to July 8, 1982.

Vote 5-2

Voting no: Commissioners Karasick and Kelleher

12. 82.258C - 741 - 30TH AVENUE, WEST SIDE BETWEEN BALBOA AND CABRILLO STREETS, A THROUGH LOT TO 31ST AVENUE (THE FORMER LUCINDA WEEKS SCHOOL), LOT 8 IN ASSESSOR'S BLOCK 1614; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A COMMUNITY CENTER IN A P (PUBLIC USE) DISTRICT.

Approved/Conditions

Resolution No. 9438

Vote 6-0

Absent: Commissioner Salazar

13. 82.84EZ - 19TH AND NOE STREETS, ALL FOUR CORNERS INCLUDING 12 LOTS, LOT 16 IN ASSESSOR'S BLOCK 3583, LOTS 24 AND 34A IN ASSESSOR'S BLOCK 3584, LOTS 59, 60, 61, 61A AND 62 IN ASSESSOR'S BLOCK 3601, AND LOTS 1, 1A, 2 AND 91 IN ASSESSOR'S BLOCK 3602; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Disapproved

Resolution No. 9439

Vote 7-0

3:15 P.M.

14. 82.238C - 1147 TAYLOR STREET, WEST SIDE BETWEEN CLAY AND SACRAMENTO STREETS, LOT 1A IN ASSESSOR'S BLOCK 221; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A STRUCTURE OF OVER 40 FEET (APPROXIMATELY 60 FEET) IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.

Public testimony taken from the following:

1. Thomas Hsieh, the applicant.
2. Granvill Libby, a neighborhood resident, in opposition.
3. Eric Premminger, a neighborhood resident, in opposition.

3:15 P.M. (Cont)

14. 82.238C (Cont)

Public testimony taken from the following: (Cont)

4. Nancy Triangoli, a neighborhood resident, in opposition.
5. Claire Risley.

Issues:

1. Height of the building.
2. Loss of sunlight and possible view blockage.
3. Impact of the building on the streetscape.

Passed motion to continue to July 8, 1982.

Vote 7-0

15. 82.267C - 721 FILBERT STREET, SOUTH SIDE BETWEEN COLUMBUS AVENUE AND MASON STREET, LOT 31 IN ASSESSOR'S BLOCK 101; REQUEST FOR DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE TO PERMIT OFFICES ABOVE THE GROUND FLOOR (CONVERSION OF AN EXISTING GARAGE TO OFFICES) IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND AN INITIATED RC-2 TO RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE TO HIGH DENSITY) DISTRICT.

Passed motion of intent to approve and continue to July 8, 1982.

Vote 7-0

16. 82.88EZ - 401 WEST PORTAL AVENUE, SOUTHWEST CORNER AT 15TH AVENUE, LOT 2 IN ASSESSOR'S BLOCK 3014; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM AN RH-1(D) (HOUSE, ONE-FAMILY DETACHED DWELLINGS) DISTRICT TO A C-2 (COMMUNITY BUSINESS) DISTRICT.

Public testimony taken from the following:

1. Mrs. Agnes Zelalich, the applicant.
2. Ms. Barbara Bauman, a neighborhood resident, in support.
3. Dorothy and Frank Martin, neighborhood residents, in opposition.
4. Sally Davalos, in opposition.
5. Mike Arnold, in opposition.
6. Jack Frankelle, in opposition.
7. Dr. Robert Hockwald, in opposition.
8. David Henry, in support.

Issues:

1. The appropriateness of permitting the spread of commercial use in a residential block.

Disapproved

Resolution No. 9440

Vote 7-0

JULY 1, 1982

3:15 P.M. (Cont)

17. 82.183C - 963 PACIFIC AVENUE, SOUTH SIDE BETWEEN POWELL AND MASON STREETS, LOT 48 IN ASSESSOR'S BLOCK 180; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR COMMERCIAL USES ABOVE THE GROUND FLOOR IN AN RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT. (Continued from the Regular Meeting of June 10, 1982)

Approved/Conditions Resolution No. 9441 Vote 6-0
Absent: Commissioner Rosenblatt

18. 82.239EZ - 47TH AVENUE, ENTIRE FRONTAGE WEST SIDE BETWEEN ANZA STREET AND SUTRO HEIGHTS AVENUE, LOTS 1 THROUGH 7, 7A AND 7B IN ASSESSOR'S BLOCK 1590; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Passed motion to continue to August 5, 1982.
Vote 7-0

4:00 P.M.

19. 82.62C - 1198 FULTON STREET, NORTHEAST CORNER AT SCOTT STREET, LOT 15 IN ASSESSOR'S BLOCK 777; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT OFFICES IN A DESIGNATED CITY LANDMARK IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9442 Vote 7-0

- 19A. CU81.25 - 850-890 HAYES STREET, NORTHEAST CORNER AT FILLMORE STREET, LOTS 11, 12 AND 13 IN ASSESSOR'S BLOCK 804; REVIEW AND CLARIFICATION OF CONDITIONS FOR AN OUTDOOR PLAY AREA FOR A NURSERY SCHOOL IN A COMMUNITY FACILITY AND OTHER MATTERS PERTINENT THERETO.

Public testimony taken from the following:

1. Tom Specht, Chairperson of the Board of Directors of the Pride Foundation, the applicant.
2. Larry Long, President of the Pride Foundation.
3. Sylvia Buford, speaking in support of the application.
4. Sheryl Clark, speaking in support of the application.
5. Erica Edgerly, speaking in support of the application.
6. Mary Rogers, speaking in support of the application.
7. Dee Carmack
8. Nancy Destefanis, an Attorney, representing the property owners at 823 Grove Street, in opposition.
9. Frank Walter, speaking in opposition.
10. Roger Minerva, Acoustic Engineer.

JULY 1, 1982

4:00 P.M. (Cont)

19A. CU81.25 (Cont)

Public testimony taken from the following: (Cont)

11. Mandy Mortinez, in opposition.
12. Wayne Smithson, in opposition.
13. Robert Lyner, in opposition.
14. Elsie Collins, representing the Pride Foundation.
15. Gordon Kaiser.
16. Michael Brown.
17. Beverly Willis, an Architect, representing the Pride Foundation.

Issues:

1. Extent to which noise could be contained within the facility.
2. Appropriateness of the proposed use of the garden area.
3. The size of the proposed coffee shop.
4. The number of events to be permitted in the auditorium.

Passed motion to continue indefinitely.

Vote 6-0

Absent: Commissioner Kelleher

5:00 P.M.

20. 82.235C - RANKIN STREET, ENTIRE FRONTAGE WEST SIDE BETWEEN DAVIDSON AND EVANS AVENUES, LOT 1 IN ASSESSOR'S BLOCK 5228; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT AUTOMOBILE WRECKING IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT.
(Continued from the Regular Meeting of June 10, 1982)

Approved/Conditions Resolution No. 9443

Vote 6-0

Absent: Commissioner Kelleher

Adjourned: 10:20 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS,
PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY,
CITY PLANNING COMMISSION, AT 558-4656.

JUL 26 1982

SAN FRANCISCO
PUBLIC LIBRARYSAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THESPECIAL JOINT MEETING WITH THE SAN FRANCISCO REDEVELOPMENT AGENCY
HELD

TUESDAY

JULY 6, 1982

939 ELLIS STREET

7TH FLOOR CONFERENCE ROOM

PRESENT: Commissioners Bierman, Kelleher, Klein, Nakshima, Salazar,
Rosenblatt and Wortman.

5:30 P.M.

82.35E - Joint Public Hearing with the San Francisco Redevelopment Agency Commission on the Draft Second Supplement Yerba Buena Center Environmental Impact Report. The present document, the Yerba Buena Center Environmental Impact Report Second Supplement, 82.35E, hereinafter called the Second YBC EIR Supplement, updates the environmental analysis contained in the 1978 YBC FEIR and the First YBC EIR Supplement. This second Supplement follows the format and general mode of analysis in the original 1978 YBC FEIR, since it is designed as a supplement and not a new completely separate EIR. Like the 1978 YBC FEIR it analyzes the environmental effects of development throughout YBC, bringing the reader up to date as to changes that have occurred in the YBC vicinity and in proposed intensities and location of development throughout the YBC Redevelopment Project Area.

Public testimony taken from the following:

1. Richard Gryzec, Architect and Planner..
2. Doris Kahn
3. Grant DeHart, representing HERITAGE.
4. Gene Coleman.
5. John Elberling, representing the South of Market Consortium.
6. Darryl Soloman, representing the Fisherman's Wharf Merchant's Association.
7. Walter Park, representing the Harvey Milk Gay Democratic Club.
8. Kay Patchner, representing Consumers Action.
9. Jack Morrison.

NOTE: A Certified Court Reporter was present. An official transcript has been made and is available, for reference purposes, in the files of the Department of City Planning.

SUMMARY OF THE JOINT MEETING WITH
THE SAN FRANCISCO REDEVELOPMENT AGENCY

-2-

JULY 6, 1982

Passed a motion to close the public testimony portion of
the public hearing.
Vote 7-0

ADJOURNED: 8:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE
MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE
SECRETARY, CITY PLANNING COMMISSION, AT 558-
4656.

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018/12

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JULY 8, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

JUL 20 1982

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Kelleher, Klein, Nakashima, Wortman,
Salazar and Rosenblatt.

ABSENT: None.

1:30 P.M.

1. Current Matters.

A. Director's Report.

RESOLUTION OF INTENTION TO INITIATE AMENDMENT TO CITY
PLANNING CODE TO EXTEND THE EXPIRATION DATE OF INTERIM
NEIGHBORHOOD COMMERCIAL DISTRICTS ON SACRAMENTO, UPPER
FILLMORE, HAIGHT, CASTRO, UPPER MARKET EAST, UPPER MARKET
WEST, 24TH-NOE VALLEY, 24TH-MISSION, AND VALENCIA STREETS,
FOR 6 MONTHS, FROM OCTOBER 19, 1982 TO APRIL 19, 1983.

Approved Resolution No. 9444

Vote 5-0 Absent: Commissioners Klein and Salazar.

B. Commissioner's Questions and Matters.

1:45 P.M.

2. PRESENTATION PREPARED BY THE UNIVERSITY OF CALIFORNIA'S ENVIRON-
MENTAL SIMULATION LAB'S DIRECTOR PETER BOSSELMANN, ON SUN AND
LIGHT FOR PUBLIC OPEN SPACE IN DOWNTOWN SAN FRANCISCO.

Informational Presentation Only - No Action Required.

2:15 P.M.

3. 82.247C - 2690 JACKSON STREET, NORTHEAST CORNER AT SCOTT STREET,
LOT 12A IN ASSESSOR'S BLOCK 595; REQUEST FOR AUTHORI-
ZATION OF CONDITIONAL USE FOR AN ELEMENTARY/SECONDARY
SCHOOL (THE STERNE SCHOOL) IN AN RH-2 (HOUSE, TWO-
FAMILY) DISTRICT.

(Continued from the Regular Meeting of July 1, 1982)

Approved/Conditions Resolution No. 9445

Vote 5-2

Voting No: Commissioners Kelleher and Wortman.

2:15 P.M. (Cont)

4. 82.238C - 1147 TAYLOR STREET, WEST SIDE BETWEEN CLAY AND SACRAMENTO STREETS, LOT 1A IN ASSESSOR'S BLOCK 221; REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE FOR A STRUCTURE OF OVER 40 FEET (APPROXIMATELY 60 FEET) IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of July 1, 1982)

Passed motion to continue to July 15, 1982. Vote 7-0

5. 82.267C - 721 FILBERT STREET, SOUTH SIDE BETWEEN COLUMBUS AVENUE AND MASON STREET, LOT 31 IN ASSESSOR'S BLOCK 101; REQUEST FOR DISCRETIONARY REVIEW IN LIEU OF CONDITIONAL USE TO PERMIT OFFICES ABOVE THE GROUND FLOOR (CONVERSION OF AN EXISTING GARAGE TO OFFICES) IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND AN INITIATED RC-2 TO RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE TO HIGH DENSITY) DISTRICT.
(Continued from the Regular Meeting of July 1, 1982)

Approved/Conditions Resolution No. 9446 Vote 7-0

6. 82.97R - SPOFFORD ALLEY BETWEEN CLAY AND WASHINGTON STREET; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR CLOSURE TO VEHICULAR TRAFFIC, ABOLISH SIDEWALKS AND LANDSCAPING.

Passed motion finding Master Plan Conformity. Vote 7-0

7. 82.63Q - 95 - 26TH AVENUE, WEST SIDE BETWEEN EL CAMINO DEL MAR AND SEA CLIFF AVENUE, LOT 9 IN ASSESSOR'S BLOCK 1305; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of June 17, 1982)

2:15 P.M. (Cont)

7. (Cont) Public testimony taken from the following:

1. Timothy Tosta, an attorney, representing the applicant.
2. Matthew Martenyi, an attorney, representing former tenants of the building.
3. Raymond Wong, representing the Department of Public Works.
4. Robert Schaberg, an attorney, representing former tenants of the building.
5. Adriene Tapley, former tenant of the building.
6. Stephanie Rogers, former tenant of the building.

Issues:

1. Whether alleged violations of the Subdivision Code by a previous owner can be attributed to a subsequent owner and thus serve a basis for imposing conditions on the approval of a Subdivision Map application.

Passed motion to continue to August 5, 1982.

Vote 7-0

8. 82.223Q - 322 PRESIDIO AVENUE, EAST SIDE BETWEEN CLAY AND SACRAMENTO STREETS, LOT 20 IN ASSESSOR'S BLOCK 1007; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions Resolution No. 9447

Vote 6-1

Voting No: Commissioner Bierman.

JULY 8, 1982

2:15 P.M. (Cont)

9. 82.171Q - 1885 JACKSON STREET, SOUTHEAST CORNER AT GOUGH STREET, LOTS 17 AND 18 IN ASSESSOR'S BLOCK 600; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 10-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

NOTE: Proposed for continuation.

Passed motion to continue to July 15, 1982.

Vote 7-0

10. RS80.187 - 1033-37 LOMBARD STREET, SOUTH SIDE BETWEEN LEAVENWORTH AND HYDE STREETS, LOT 21A IN ASSESSOR'S BLOCK 71; REVIEW FOR CONSISTENCY WITH MASTER PLAN OF APPROVED PARCEL MAP AND CONDITIONS OF APPROVAL FOR A 3-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Passed motion to continue to July 15, 1982

Vote 7-0

11. RS80.192 - 1067 LOMBARD STREET, SOUTH SIDE BETWEEN HYDE AND LEAVENWORTH STREETS, LOT 26 IN ASSESSOR'S BLOCK 71; REVIEW FOR CONSISTENCY WITH MASTER PLAN OF PROPOSED MODIFICATION OF CONDITIONS OF APPROVAL OF A 3-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

NOTE: Advertised in error, this matter will not be heard.

No Action Required.

3:00 P.M.

12. 82.90 - 1800 BLOCK OF OCEAN AVENUE (OCEAN TERRACE), NORTHWEST CORNER AT DORADO TERRACE, LOT 3 IN ASSESSOR'S BLOCK 3282; CED APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A PLANNED UNIT DEVELOPMENT FOR A RESIDENTIAL/COMMERCIAL SUBDIVISION CONSISTING OF UP TO 46 DWELLING UNITS AND UP TO 5,000 SQUARE FEET OF COMMERCIAL SPACE, REQUIRING MODIFICATION TO DENSITY AND OPEN SPACE PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SITE IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to continue to July 22, 1982

Vote 7-0

3:00 P.M. (Cont)

13. 82.90CED - 1800 BLOCK OF OCEAN AVENUE (OCEAN TERRACE), NORTHWEST DORADO TERRACE, LOT 3 IN ASSESSOR'S BLOCK 3282; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR A RESIDENTIAL/COMMERCIAL SUBDIVISION CONSISTING OF UP TO 46 DWELLING UNITS AND UP TO 5,000 SQUARE FEET OF COMMERCIAL SPACE, REQUIRING MODIFICATION TO DENSITY AND OPEN SPACE PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SITE IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to continue to July 22, 1982

Vote 7-0

14. 82.609EC - 399 BUENA VISTA EAST (FORMER ST. JOSEPH'S COLLEGE OF NURSING BUILDING) SOUTHEAST SIDE BETWEEN PARK HILL AVENUE AND UPPER TERRACE, LOTS 23 AND 99 IN ASSESSOR'S BLOCK 2607; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT TO INCLUDE 40 LIVING UNITS, APPROXIMATELY 17,500 SQUARE FEET OF OFFICE SPACE AND 16 PARKING SPACES IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of May 27, 1982)

NOTE: Proposed for continuation.

Passed motion to continue to August 12, 1982

Vote 7-0

15. EE80.248 - 530 CHESTNUT STREET (FRANCISCO PLACE), NORTH SIDE BETWEEN MASON AND POWELL STREETS, A THROUGH LOT TO FRANCISCO STREET, WITH ADDITIONAL FRONTAGE ON MASON STREET, LOTS 10, 18, 19 AND 20 IN ASSESSOR'S BLOCK 52; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR A PLANNED UNIT DEVELOPMENT FOR A RESIDENTIAL/MIXED USE PROJECT OF UP TO 93 UNITS OF HOUSING AND 44,000 SQUARE FEET OF NET OFFICE SPACE, WITH PARKING AND OPEN SPACE THAT MEETS OR EXCEEDS CITY PLANNING CODE REQUIREMENTS FOR PROPERTY LOCATED IN AN RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT.

(Continued from the Regular Meeting of June 17, 1982)

NOTE: Proposed for continuation to July 29, 1982.

Passed motion to continue to July 29, 1982.

Vote 7-0

4:00 P.M. (Cont)

16. 81.587C - 530 CHESTNUT STREET (FRANCISCO PLACE), NORTH SIDE BETWEEN MASON AND POWELL STREETS, A THROUGH LOT TO FRANCISCO STREET, WITH ADDITIONAL FRONTAGE ON MASON STREET, LOTS 10, 18, 19 AND 20 IN ASSESSOR'S BLOCK 52; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR A RESIDENTIAL/MIXED USE PROJECT OF UP TO 93 UNITS OF HOUSING AND 44,000 SQUARE FEET OF NET OFFICE SPACE, WITH PARKING AND OPEN SPACE THAT MEETS OR EXCEEDS CITY PLANNING CODE REQUIREMENTS FOR PROPERTY LOCATED IN AN RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT. (Continued from the Regular Meeting of June 17, 1982)
NPTE: Advertised in error; matter, will be readvertized for July 29, 1982.

Passed motion to continue to July 29, 1982.

Vote 7-0

5:00 P.M.

17. 81.449EC - 747 POST STREET, SOUTH SIDE BETWEEN LEAVENWORTH AND JONES STREETS, A THROUGH LOT TO GEARY STREET, LOTS 7, 8 AND 17 IN ASSESSOR'S BLOCK 304, APPEAL OF PRELIMINARY NEGATIVE DECLARATION TO CONSTRUCT APPROXIMATELY 152 DWELLING UNITS IN TWO 160-FOOT TOWERS, PRESERVICE THE FAÇADE OF THE FORMER ALCAZAR THEATRE, WITH APPROXIMATELY 175 PARKING SPACES, IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED HIGH DENSITY) DISTRICT. (Continued from the Regular Meeting of June 17, 1982)

Appeals withdrawn - No Action Required.

18. 81.449EC - 747 POST STREET, SOUTH SIDE BETWEEN LEAVENWORTH AND JONES STREETS, A THROUGH LOT TO GEARY STREET, LOTS 7, 8 AND 17 IN ASSESSOR'S BLOCK 304; REQUEST FOR CONDITIONAL USE AUTHORIZATION FOR A STRUCTURE EXCEEDING 40 FEET IN HEIGHT, FOR EXCEPTION TO THE BULK LIMITS, AND FOR A PLANNED UNIT DEVELOPMENT (PUD) WITH EXCEPTIONS TO DENSITY, PARKING AND OPEN SPACE PROVISIONS OF THE CITY PLANNING CODE, FOR A 152-UNIT RESIDENTIAL DEVELOPMENT IN TWO 160-FOOT TOWERS, PRESERVING THE FAÇADE OF THE FORMER ALCAZAR THEATRE, WITH APPROXIMATELY 175 PARKING SPACES, IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT. (Continued from the Regular Meeting of June 17, 1982)

5:00 P.M. (Cont)

Public testimony taken from the following:

1. Zane O. Gresham, an attorney, representing the project sponsor.
2. Jim Leek, representing the project architect.
3. Joe Ravazzini, a resident of the area, in oppositon.
4. Steve Fuller, a resident of the area, in opposition.
5. Keith Rockwell, owner of the Alcazar Theatre, in support
6. R.J. Vernon, Jr., in oppositon.
7. George Tanner, representing the North of Market Planning Coalition (NOMPC), in support.
8. Richard Parker, in support.
9. Morvis Phillips, a resident of the area, in oppositon.
10. Charles Lamb, a local union official, in support.
11. Barbara Holly, a resident of the area.
12. L.L. Coontz, a resident of the area, in opposition.
13. Darvin Diaz, a resident of the area.
14. Danial Taylor, a resident of the area, in opposition.
15. Jack Cox
16. Ron Fieretag, representing the Affordable Housing Coalition, in support.
17. Joe Friedman, a resident of the area, in oppositon.
18. Pat Powers, a resident of the area.
19. Jeff White, a resident of the area.
20. Mario Hemoza, a resident of the area.
21. Bernie Marchent, a resident of the area.
22. Floyd Brown, a resident of the area.
23. Larry Heider, a resident of the area.
24. Judy Landy, a resident of the area.
25. Ester Mizen, a resident of the area.
26. Wade Hudson, a resident of the area.

Issues:

1. Gentrification of the Neighborhood.

Approved/Conditions Resolution No. 9448
Vote 6-1 Voting No: Commissioner Bierman

ADJOURNED: 8:15 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE
MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE
SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

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7/15/82

SAN FRANCISCO
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SUMMARY OF THE
REGULAR MEETING
HELD
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ROOM 282, CITY HALL
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PRESENT: Commissioners Bierman, Kelleher, Karasick, Klein, Salazar, Nakashima and Rosenblatt

ABSENT: None.

1:00 P.M.

1. Current Matters.

A. Director's Report

B. Commissioners' Questions and Matters.

1:15 P.M.

2. 82.203C - 201 SPEAR STREET, SOUTHEAST CORNER OF HOWARD AND SPEAR STREETS, LOTS 16, 17 AND 26 IN ASSESSOR'S BLOCK 3741; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR EXCEPTION TO THE BULK PROVISIONS OF THE CITY PLANNING CODE FOR AN 18-STORY OFFICE BUILDING OF 262,000 SQUARE FEET IN THE C-3-S (DOWNTOWN SUPPORT) AND 240-G HEIGHT AND BULK DISTRICTS.

(Continued from the Regular Meeting of July 1, 1982)

Public testimony taken from the following:

1. Bill Fensterbush, representing the project sponsors.
2. Connelly Weaver, the project Architect.
3. Fred Barton, representing CALTRANS.
4. Burk Delvanthal, representing the City Attorney's Office.

NOTE: A certified Court Reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

Approved/Conditions Resolution No. 9449
Vote 5-2, Voting No: Commissioners Kelleher & Nakashima.

1:15 P.M. (Cont)

3. 81.113ED - CENTRAL PLAZA, 9-41 FIRST STREET, SOUTHWEST CORNER OF MARKET STREET, LOTS 11 AND 12 IN ASSESSOR'S BLOCK 3709; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE CONSTRUCTION OF A 370,500 SQUARE-FOOT OFFICE PROJECT WITH ONE 23-STORY, 323-FOOT-HIGH, 282,000 SQUARE-FOOT BUILDING AND ONE 9-STORY, 125-FOOT HIGH, 88,500 SQUARE-FOOT BUILDING; 17,400 SQUARE FEET OF RETAIL AND A 62-CAR PARKING GARAGE AFTER DEMOLITION OF THREE BUILDINGS, REQUIRING DISCRETIONARY REVIEW.

Approved

Resolution No. 9450

Vote 6-1

Voting No: Commissioner Bierman

4. 81.113ED - CENTRAL PLAZA, 9-41 FIRST STREET, SOUTHWEST CORNER OF MARKET STREET, LOTS 11 AND 12 IN ASSESSOR'S BLOCK 3709; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 81013325 FOR CONSTRUCTION OF A 370,500 SQUARE-FOOT OFFICE PROJECT WITH ONE 23-STORY, 323-FOOT HIGH, 282,000 SQUARE-FOOT BUILDING AND ONE 9-STORY, 125-FOOT HIGH, 88,500 SQUARE-FOOT BUILDING, 17,400 SQUARE FEET OF RETAIL AND A 62 CAR PARKING GARAGE AFTER DEMOLITION OF THREE BUILDINGS.

Public testimony taken from the following:

1. Jenny Lew, representing the project sponsor.
2. Jeffrey Heller, the project architect.
3. William Falik, an attorney, representing Terminal Plaza Corporation.

NOTE: A certified Court Reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

Approved/Conditions

Resolution No. 9451

Vote 6-1

Voting No: Commissioner Kelleher

2:00 P.M.

5. CONSIDERATION OF ADOPTION OF A RULE, PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE, SECTION 1002(b)6, TO EXEMPT FROM GROSS FLOOR AREA IN A LANDMARK DESIGNATED BY THE CITY WHEN THAT FLOOR AREA IS DEVOTED SOLELY TO A PUBLIC USE, AND THAT EXEMPTION WOULD FURTHER PRESERVATION OF THE LANDMARK IN KEEPING WITH THE PURPOSES OF ARTICLE 10 OF THE PLANNING CODE.
(Continued from the Regular Meeting of June 24, 1982)

Approved/Conditions
Vote 7-0

Resolution No. 9453

6. EE80.296 - BANK OF CANTON HEADQUARTERS, LOTS 1, 2, 3, 4, 29, 46 AND 47 IN ASSESSOR'S BLOCK 227; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR DEMOLITION OF 4 BUILDINGS INCLUDING 555 MONTGOMERY (A COMBINED 2-STORY AND 4-STORY BUILDING); 619-623 CLAY (A 4-STORY BUILDING WITH COMMERCIAL SPACE AND 22 VACANT RESIDENTIAL HOTEL UNITS) AND 631 CLAY (A 4-STORY OFFICE BUILDING). RETENTION OF THE OLD SUB-TREASURY BUILDING AND CONSTRUCTION OF A 282-FOOT-TALL, 18-STORY OFFICE INCLUDING ABOUT 230,000 GROSS SQUARE FEET. THE GROUND FLOOR WOULD CONTAIN THE MAIN BRANCH OF THE BANK OF CANTON.
(Continued from the Regular Meeting of June 24, 1982).

Approved
Vote 6-1

Resolution No. 9454

Voting No: Commissioner Bierman.

7. 82.9A - DESIGNATED LANDMARK NO. 34, ORIGINAL U.S. MINT AND SUB-TREASURY AT 608 COMMERCIAL STREET, LOT 29 IN ASSESSOR'S BLOCK 227; APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR RENOVATIONS TO THE ABOVE LANDMARK STRUCTURE CONSISTING OF REHABILITATION AND DEMOLITION OF LESS THAN 10 PERCENT OF EXTERIOR WALL IN THE REAR TO ACCOMMODATE NEW CONSTRUCTION FOR THE BANK OF CANTON OF CALIFORNIA'S 282-FOOT-TALL, 18-STORY OFFICE BUILDING ABOVE AND ADJACENT TO THE LANDMARK, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD FOR APPROVAL.

Approved

Resolution No. 9455

Vote 7-0

2:00 P.M. (Cont)

8. 82.9A - BANK OF CANTON HEADQUARTERS, LOTS 1, 2, 3, 4, 29, 46 AND 47 IN ASSESSOR'S BLOCK 227; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8106361 FOR DEMOLITION OF 4 BUILDINGS INCLUDING 555 MONTGOMERY (A COMBINED 2-STORY AND 4-STORY BUILDING); 619-623 CLAY (A 4-STORY BUILDING WITH COMMERCIAL SPACE AND 22 VACANT RESIDENTIAL HOTEL UNITS) AND 631 CLAY (A 4-STORY OFFICE BUILDING). RETENTION OF THE OLD SUB-TREASURY BUILDING AND CONSTRUCTION OF A 282-FOOT-TALL, 18-STORY OFFICE BUILDING INCLUDING ABOUT 230,000 GROSS SQUARE FEET. THE GROUND FLOOR WOULD CONTAIN THE MAIN BRANCH OF THE BANK OF CANTON. (Continued from the Regular Meeting of June 24, 1982)

Public testimony taken from the following:

1. Zane O. Gresham, an attorney, representing the project sponsor.
2. Larry Done, the project architect.
3. Jay Turnball, consultant to the project sponsor.
4. Lim P. Lee, in support.
5. Grant DeHart, representing HERITAGE, in support.
6. Gordon Lau, an attorney, representing the project sponsor.
7. Jonathan Malone, representing the Landmarks Preservation Advisory Board.

NOTE: A certified Court Reporter was present. An official transcript has been completed and is available, for reference purposes, in the files of the Department of City Planning.

Approved/Conditions Resolution No. 9456
Vote 6-1 Voting No: Commissioner Kelleher.

9. 82.195U - 2260-62 MARKET STREET, NORTH WEST CORNER AT 15TH STREET, LOT 10 IN ASSESSOR'S BLOCK 3560; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A CONVERSION OF THREE DWELLING UNITS TO COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR, INCLUDING COMMERCIAL RETAIL USE AT THE GROUND LEVEL IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET WEST SPECIAL USE DISTRICT.

NOTE: Proposed for continuation to July 29, 1982.

Passed motion to continue to July 29, 1982.
Vote 7-0

2:00 P.M. (Cont)

10. 82.272U - 598 VALENCIA STREET, NORTHWEST CORNER AT 17TH STREET, LOT 12 IN ASSESSOR'S BLOCK 3568; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A RESTAURANT EXPANSION OF 460 SQUARE FEET TO INCREASE ITS SEATING CAPACITY FROM 15 TO 48 IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE VALENCIA STREET SPECIAL USE DISTRICT.

Approved/Conditions Resolution No. 9452
Vote 7-0

11. 82.41EU - 1728 UNION STREET, NORTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 4 IN ASSESSOR'S BLOCK 529; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT COMMERCIAL RETAIL AND OFFICE SPACE OVER 2,500 SQUARE FEET AT THE GROUND, SECOND AND THIRD FLOORS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.

NOTE: Proposed for continuation to July 29, 1982.

Passed motion to continue to July 29, 1982.
Vote 7-0

12. 82.275U - 741 DIAMOND STREET, NORTHEAST CORNER AT 24TH STREET, LOT 21 IN ASSESSOR'S BLOCK 2831; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT OFF-SALE BEER AND WINE ABC LICENSE IN A SPECIALTY GROCERY STORE IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.

Public testimony taken from the following:

1. David Howell, the applicant.
2. Jean Amos, a Noe Valley resident, in opposition.
3. Barbara Martin, a Noe Valley resident, in opposition.

Issues:

1. The appropriateness of the proposed use given the number of such uses already operating in the neighborhood.

2:00P.M. (Cont)

12. (Cont) Approved/Conditions Resolution No. 9457
Vote 4-3
Voting No: Commissioners Bierman, Nakashima and
Rosenblatt.

13. 81.689U - 3917 - 24TH STREET, SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOT 38 IN ASSESSOR'S BLOCK 6508; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT CONVERSION OF 2ND FLOOR OF RESIDENTIAL USE TO COMMERCIAL OFFICE USE IN AN RH-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE 24TH STREET NOE VALLEY SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of July 1, 1982)

NOTE: Proposed for continuation to July 29, 1982.

Passed motion to continue to July 29, 1982.

Vote 7-0

14. 82.264U - 3917 - 24TH STREET, SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOT 38 IN ASSESSOR'S BLOCK 6508; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT INCREASE OF OCCUPANCY FROM F-2 (LESS THAN 50 PERSONS), TO B-3 (MORE THAN 50 PERSONS), INCLUDING ADDITION OF A DECK IN THE REAR OF THE BUILDING IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.

NOTE: Proposed for continuation to July 29, 1982.

Passed motion to continue to July 29, 1982.

Vote 7-0

3:00 P.M.

15. EE81.11 - 25TH STREET AND CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO CONSTRUCT ON VACANT LOT 33 DWELLING UNITS IN 8 BUILDINGS WITH 43 PARKING SPACES IN COMMON GARAGE UNDER 3 OF THE BUILDINGS WITH ACCESS FROM 24TH STREET AND FROM CLIPPER STREET, REQUIRING CONDITIONAL USE AUTHORIZATION.

(Continued from the Regular Meeting of May 13, 1982)

Passed motion to continue to October 7, 1982.

Vote 7-0

3:00 P.M. (Cont)

16. 82.44R - 25TH AND CLIPPER STREET AT HOMESTEAD STREET, LOT 17 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; PROPOSED SALE OF PROPERTY, IN A P (PUBLIC USE) DISTRICT.

(Continued from the Regular Meeting of May 13, 1982)

Passed motion to continue to October 7, 1982.

Vote 7-0

17. CU81.4 - SOUTH SIDE OF 25TH STREET, CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 17, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT, WITH MODIFICATION TO DENSITY, OPEN SPACE AND OFF-STREET PARKING PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SITE FOR APPROXIMATELY 33 DWELLING UNITS AND 43 OFF-STREET PARKING SPACES IN AN RH-2 (HOUSE, TWO-FAMILY) AND 40-X HEIGHT AND BULK DISTRICTS. A FIVE-FOOT WIDE STRIP OF LAND ADJOINING THE CLIPPER STREET PROPERTY LINE AND PRESENTLY OWNED BY THE CITY MAY BE A PART OF THE DEVELOPMENT.

(Continued from the Regular Meeting of May 13, 1982)

Public testimony taken from the following:

1. Alvin Hayman, the project sponsor.
2. William Hine, the project architect.
3. Claire Pilcher, a neighborhood resident.
4. Mariam Blaustein, representing the Friends of Noe Valley.
5. John Knox, representing the Friends of Noe Valley, in opposition.
6. Malanie Polanski, a neighborhood resident, in opposition.
7. Harold Rabner, representing the project sponsor.
8. Jane Brady, a neighborhood resident.
9. Kurt Steins, representing the Friends of Noe Valley, in opposition.
10. Frank Annicelli, a neighborhood resident, in opposition.
11. Isabelle Mallory, a neighborhood resident, in opposition.
12. Martha Kessler, a neighborhood resident.

Issues:

1. Compatibility with the Neighborhood in terms of Density, scale, height, bulk, shadowing and possible traffic generation.

3:00 P.M. (Cont)

17. (Cont) Passed motion to continue to October 7, 1982.
Vote 7-0

18. NORTH SIDE OF CLIPPER STREET, LOT 17 IN ASSESSOR'S BLOCK 6543; CONSIDERATION OF A RESOLUTION TO INITIATE RECLASSIFICATION FROM P (PUBLIC USE) DISTRICT TO RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to October 7, 1982.
Vote 7-0

4:00 P.M.

19. 82.171Q - 1885 JACKSON STREET, SOUTHEAST CORNER AT GOUGH STREET, LOTS 17 AND 18 IN ASSESSOR'S BLOCK 600; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 10-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.
(Continued from the Regular Meeting of July 8, 1982)

Passed motion to continue to August 5, 1982.
Vote 7-0

20. RS80.187 - 1033-37 LOMBARD STREET, SOUTH SIDE BETWEEN LEAVENWORTH AND HYDE STREETS, LOT 21A IN ASSESSOR'S BLOCK 71; REVIEW FOR CONSISTENCY WITH MASTER PLAN OF APPROVED PARCEL MAP AND CONDITIONS OF APPROVAL FOR A 3-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of July 8, 1982)

Approved/Conditions Resolution No. 9458
Vote 6-1 Voting No: Commissioner Bierman.

21. 82.238C - 1147 TAYLOR STREET, WEST SIDE BETWEEN CLAY AND SACRAMENTO STREETS, LOT 1A IN ASSESSOR'S BLOCK 221; REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE FOR A STRUCTURE OF OVER 40 FEET (APPROXIMATELY 60 FEET) IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of July 8, 1982)

Passed motion to continue to August 5, 1982.
Vote 7-0

NOTE: At 6:30 P.M., THE COMMISSION WILL ADJOURN ITS MEETING AND RECONVENE AT 7:30 P.M.

7:30 P.M.

22. 82.8EM - PUBLIC HEARING ON THE RESIDENCE ELEMENT OF THE SAN FRANCISCO COMPREHENSIVE PLAN (MASTER PLAN).

Public testimony taken from the following:

1. Tom Specht, The Pride Foundation.
2. Cathy Smith, the Disabled Democratic Club.
3. Joe Lacey, Old St. Mary's Housing Coalition.
4. Michael Harney, The Affordable Housing Alliance.
5. Richard Rigg, Tenants for a Condo Moritorium.
6. Marie Odesi.
7. Betty Landis, Co-chairperson, Open Space Committee.
8. Brad Engman, The Bay Area Council.
9. Celeste White
10. Edgar Patton.
11. Frank Deberessi, The Mental Health Association.
12. Toby Levy, The Jewish-Latino Coalition.
13. Jose Wheelock, the Jewish-Latino Coalition.
14. Pat Radez, Tenants for a Condo Moritorium.
15. David Baer, Tenants for a Condo Moritorium.
16. Joan Daly, Tenants for a Condo Moritorium.
17. Walter Park, Independent Housing Services.
18. Robert Elwood, Coalition for Housing for the Disabled.
19. Deidre Mitchell, " " " " "
20. Grant DeHart, Foundation for San Francisco's Architectural Heritage.
21. Mark Hennick
22. Garrick Redman
23. John Bardis
24. Nathan Churchill
25. Dennis Hirsch
26. Eric Shapiro, North of Market Planning Coalition.
27. Jose L. Reyes, Navarro, Old St. Mary's Housing Coalition.
28. Paulie Marshall
29. Ed. Ilumin
30. Dick Morton, San Francisco Chamber of Commerce.
31. Tom Golabek
32. Polly Layor, San Francisco Tomorrow.
33. David Vogel, NOBHILL Neighbors.
34. Jane Sheldon
35. Janet Brown
36. John Holtzclaw

7:30 P.M. (Cont)

22. (Cont) Public Hearing completed - No Action Required!

ADJOURNED: 11:15 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

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JUL 30 1982

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JULY 22, 1982
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein,
Nakashima, Rosenblatt and Salazar

ABSENT: None.

1:30 P.M.

1. Current Matters

A. Director's Report

B. Commissioners' Questions and Matters

CONSIDERATION OF A RESOLUTION RELATED TO PENDING CONGRESSIONAL
LEGISLATION WHICH WOULD EFFECT THE DISPOSITION OF THE PRESIDIO
OF SAN FRANCISCO WERE THE DEPARTMENT OF DEFENSE TO RELINQUISH
JURISDICTION.

Approved Resolution No. 9459 Vote 6-0

Absent: Commissioner Salazar

2:00 P.M.

2. 82.213C - 1469 VAN DYKE AVENUE, SOUTH SIDE BETWEEN KEITH AND JENNINGS STREETS,
LOT 13 IN ASSESSOR'S BLOCK 4829 - REQUEST FOR AUTHORIZATION OF CONDI-
TIONAL USE TO REMOVE TERMINATION DATE FROM A NON-CONFORMING DRAYAGE
SERVICE IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9460 Vote 6-0

Absent: Commissioners Salazar

3. 82.174C - 1501-05 MASON STREET, NORTHWEST CORNER AT BROADWAY, LOT 8 IN ASSES-
SOR'S BLOCK 149 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO
ALLOW TRANSFER OF A GARMENT MANUFACTURING FACILITY TO NEW OPERATOR
IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved/Conditions Resolution No. 9461 Vote 6-1

Voting No: Commissioner Rosenblatt

4. 81.632E - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS,
LOT 14 IN ASSESSOR'S BLOCK 2623 - APPEAL OF THE PRELIMINARY NEGATIVE
DECLARATION FOR CONSTRUCTION OF 8 UNITS ON A LOT WITH APPROXIMATELY
8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET
CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY)
DISTRICT.

(CONTINUED FROM THE REGULAR MEETING OF JULY 1, 1982)

Continued to September 2, 1982.

2:00 P.M. (Cont)

5. 81.632EC - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 8 UNITS ON A LOT WITH APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

(CONTINUED FROM THE REGULAR MEETING OF JULY 1, 1982)

Continued to September 2, 1982.

6. EE80.339 - POST AND KEARNY STREET, SOUTHEAST CORNER, LOTS 7, 8, 9, 10 AND 11 IN ASSESSOR'S BLOCK 311, CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR A 25-STORY OFFICE BUILDING WITH GROUND LEVEL, FINANCIAL AND RETAIL SPACES, AFTER DEMOLITION OF EXISTING BUILDINGS OF APPROXIMATELY 90,000 SQUARE FEET; REQUIRING DISCRETIONARY REVIEW; IN A C-3-0 (DOWNTOWN OFFICE) DISTRICT.

(CONTINUED FROM THE REGULAR MEETING OF JUNE 17, 1982)

Approved/Certification Resolution No. 9462 Vote 5-2

Voting No: Commissioners Bierman & Sklar

7. 82.120D - POST AND KEARNY STREET, SOUTHEAST CORNER, LOTS 7, 8, 9, 10 AND 11 IN ASSESSOR'S BLOCK 311, DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8100955 FOR A 25-STORY OFFICE BUILDING WITH GROUND LEVEL, FINANCIAL AND RETAIL SPACES, AFTER DEMOLITION OF EXISTING BUILDINGS OF APPROXIMATELY 90,000 SQUARE FEET; IN A C-3-0 (DOWNTOWN OFFICE) DISTRICT.

(CONTINUED FROM THE REGULAR MEETING OF JUNE 17, 1982)

Public testimony taken from the following:

1. Timothy Tosta, an attorney, representing the project sponsor.
2. Larry Done, representing the project architect.
3. Jonathan Malone, representing the Landmarks Preservation Advisory Board.
4. Grant Dehart and Michael Corbett, representing the Foundation for San Francisco's Architectural Heritage.
5. Tom Horn, an attorney, representing the operator's of Sutters's Mill
6. Sue Hestor, representing San Franciscans for Reasonable Growth.

NOTE: A certified court reporter was present. An official transcript has been made and is available, for reference purposes, in the files of the Department of City Planning.

Approved/Conditions Resolution No. 9463 Vote 5-2

Voting No: Commissioners Bierman and Sklar

3:00 P.M.

8. 82.90CED - 1800 BLOCK OF OCEAN AVENUE (OCEAN TERRACE), NORTHWEST CORNER AT DORADO TERRACE, LOT 3 IN ASSESSOR'S BLOCK 3283 - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR A PLANNED UNIT DEVELOPMENT FOR A RESIDENTIAL/COMMERCIAL SUBDIVISION CONSISTING OF UP TO 46 DWELLING UNITS AND UP TO 38,000 SQUARE FEET OF COMMERCIAL SPACE, REQUIRING MODIFICATION TO DENSITY AND OPEN SPACE PROVISIONS FOR RESIDENTIAL DEVELOPMENT OTHERWISE APPLICABLE TO THE SUBJECT SITE IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(CONTINUED FROM THE REGULAR MEETING OF JULY 8, 1982)

Denied/Appeal Resolution No. 9464 Vote 7-0

9. 82.90CED - 1800 BLOCK OF OCEAN AVENUE (OCEAN TERRACE), NORTHWEST CORNER AT DORADO TERRACE, LOT 3 IN ASSESSOR'S BLOCK 3283 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR A RESIDENTIAL/COMMERCIAL SUBDIVISION CONSISTING OF UP TO 46 DWELLING UNITS AND UP TO 38,000 SQUARE FEET OF COMMERCIAL SPACE, REQUIRING MODIFICATION TO DENSITY AND OPEN SPACE PROVISIONS FOR RESIDENTIAL DEVELOPMENT OTHERWISE APPLICABLE TO THE SUBJECT SITE IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(CONTINUED FROM THE REGULAR MEETING OF JULY 8, 1982)

Public testimony taken from the following:

1. Charles Zelnick, representing the Dorado Terrace Homeowners Association, in opposition.
2. George Paccagli, a resident of the area, in opposition.
3. Nadine Bauer, a neighborhood resident, in opposition.
4. Barker Lew, in opposition.
5. May Seto, a neighborhood resident, in opposition.
6. Jim Bauer, in opposition.
7. Harold Rabner, representing Hayman Homes.
8. Roger Miles, representing the Ocean Avenue Merchants Association.
9. Dennis Nealy, the project sponsor
10. Dan Cullen, consultant to the project sponsor.

Issues

1. Increased traffic and congestion.
2. Adequacy of parking in the area.
3. Access to the site.
4. Density.
5. Design compatibility.

. Approved/Conditions Resolution No. 9465 Vote 7-0

Adjourned: 9:20 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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7/29/82

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
JULY 29, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Bierman, Karasick, Kelleher, Nakashima,
Rosenblatt and Salazar.

ABSENT: Commissioner Klein.

1:00 P.M.

1. Current Matters

A. Director's Report.

1. CONSIDERATION OF A RESOLUTION ACCEPTING REVISIONS TO
THE SCOPE OF WORK FOR THE SAN FRANCISCO DOWNTOWN EIR
(EE81.3).

Approved Resolution No. 9466 Vote 5-1
Voting No: Commissioner Karasick
Absent: Commissioner Klein

2. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR
OF PLANNING TO SEEK A SUPPLEMENTAL BUDGET APPROPRIATION
FOR AN AMOUNT NOT TO EXCEED \$456,000 TO PROVIDE FUNDING
FOR THE COMPLETION OF THE DOWNTOWN EIR AND FINAL DOWNTOWN PLAN.

Approved Resolution No. 9467 Vote 6-0
Absent: Commissioner Klein.

3. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR
OF PLANNING TO SEEK AN ADDITIONAL AMOUNT TO THE SUPPLEMENTAL BUDGET APPROPRIATION NOT TO EXCEED \$50,000 TO
PROVIDE FUNDING FOR THE COMPLETION OF THE DOWNTOWN EIR
AND FINAL DOWNTOWN PLAN; FOR PUBLIC INFORMATION AND
PRINTING OF NOTICES, POSTAGE AND OTHER MISCELLANEOUS
ITEMS.

Approved Resolution No. 9467 Vote 6-0
Absent: Commissioner Klein.

4. CONSIDERATION OF A RESOLUTION OF INTENT TO INITIATE AN AMENDMENT TO THE TEXT OF THE CITY PLANNING CODE BY EXTENDING THE INTERIM CONTROLS OF SECTION 126 OF THE CITY PLANNING CODE UNTIL THE ADOPTION OF FINAL DOWNTOWN ZONING CONTROLS.

Approved Resolution No. 9468 Vote 6-0
Absent: Commissioner Klein.

5. 582 BUSH STREET - INFORMATIONAL PRESENTATION OF A 18,900 SQUARE-FOOT OFFICE BUILDING - 11 STORIES IN HEIGHT. (DOWNTOWN REVIEW AREA).

Informational presentation - No Action required.

6. 81.417ED - 144 SECOND STREET, WEST SIDE BETWEEN NATOMA AND MINNA STREETS, LOT 4 IN ASSESSOR'S BLOCK 3722; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8204409 FOR REHABILITATION OF A THREE-STORY OFFICE STRUCTURE AND ADDITION OF TWO LEVELS (18,700 SQUARE FEET) FOR A PROJECT TOTALING 30,000 GROSS SQUARE FEET IN AREA, A PROJECT IN THE DOWNTOWN SPECIAL REVIEW AREA.

Passed motion not to take Discretionary Review.
Vote 5-0
Absent: Commissioners Klein and Salazar.

2:00 P.M.

2. 82.326T - SACRAMENTO, FILLMORE, HAIGHT, CASTRO, MARKET (EAST AND WEST), 24TH (MISSION AND NOE VALLEY), AND VALENCIA STREETS, SPECIAL USE DISTRICTS; CONSIDERATION OF AN AMENDMENT TO THE CITY PLANNING CODE TO EXTEND FOR APPROXIMATELY SIX MONTHS THE PRESENT EXPIRATION DATE OF OCTOBER 19, 1982 FOR INTERIM CONTROLS FOR NEIGHBORHOOD COMMERCIAL SPECIAL USE DISTRICTS.

Public testimony taken from the following:

1. Fred Methner, representing the East and West of Castro Improvement Club, in support.
2. Mariam Blaustein, Friends of Noe Valley, in support.
3. Ron Klein, Noe Valley Merchants Association, in support.

2:00 P.M. (Cont)

2. (Cont) Approved Resolution No. 9469 Vote 5-2
 Absent: Commissioners Klein and Salazar.

2:30 P.M.

3. 82.689U - 3917 - 24TH STREET, SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOT 38 IN ASSESSOR'S BLOCK 6508; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT CONVERSION OF 2ND FLOOR OF RESIDENTIAL USE TO COMMERCIAL OFFICE USE IN AN RH-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE 24TH STREET NOE VALLEY SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of July 15, 1982)

Public testimony taken from the following:

1. Paul Gordian, a neighborhood resident, in opposition.
2. Peter Towerasis, an attorney, representing the applicant.
3. Joel Coopersmith, the applicant.
4. Ron Klein, representing the Noe Valley Merchants Association, in support.
5. Bonnie Jones, a neighborhood resident, in support.
6. Elisa Inning, in support.
7. Kurt Steins, Friends of Noe Valley, in opposition.
8. Roy Dominichi, a neighborhood resident, in opposition.
9. Peggy Lenardowitz, a neighborhood resident, in opposition.
10. Jean Amos, in opposition.
11. Yvonne Borg, a neighborhood resident, in opposition.

Issues:

1. The extent to which the adverse impacts (noise, litter) of the Commercial Use, could be mitigated with respect to the residential neighborhood.

Disapproved Resolution No. 9470 Vote 4-1
Voting No.: Commissioner Karasick.
Absent: Commissioners Klein and Salazar.

2:30 P.M. (Cont)

4. 82.264U - 3917 - 24TH STREET, SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOT 38 IN ASSESSOR'S BLOCK 6508; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT INCREASE OF OCCUPANCY FROM F-2 (LESS THAN 50 PERSONS) TO B-3 (MORE THAN 50 PERSONS) INCLUDING ADDITION OF A DECK IN THE REAR OF THE BUILDING IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of July 15, 1982)

Passed motion to continue to September 16, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

5. 82.41EU - 1728 UNION STREET, NORTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 4 IN ASSESSOR'S BLOCK 529; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT COMMERCIAL RETAIL AND OFFICE SPACE OVER 2,500 SQUARE FEET AT THE GROUND, SECOND AND THIRD FLOORS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of July 15, 1982)

NOTE:- Proposed for continuation to a later date.

Passed motion to continue to September 2, 1982

Vote 6-0

Absent: Commissioner Klein.

6. 82.195U - 2260-62 MARKET STREET, NORTHWEST CORNER AT 16TH STREET, LOT 10 IN ASSESSOR'S BLOCK 3560; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A CONVERSION OF THREE DWELLING UNITS TO COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR, INCLUDING COMMERCIAL RETAIL USE AT THE GROUND LEVEL IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET WEST SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of July 15, 1982)

NOTE: Proposed for continuation to August 12, 1982.

Passed motion to continue to August 12, 1982.

Vote 6-0

Absent: Commissioner Klein.

3:00 P.M.

7. 81.549ED - 1145-51 MARKET STREET NEAR 8TH STREET, LOTS 44 AND 44A IN ASSESSOR'S BLOCK 3702; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF 13-STORY, 145,000 SQUARE FEET OFFICE AND GROUND-LEVEL RETAIL BUILDING REQUIRING DEMOLITION OF EXISTING 4-STORY BUILDING, REQUIRING DISCRETIONARY REVIEW. (Continued from the Regular Meeting of July 1, 1982)
NOTE: Proposed for continuation to a later date.

Passed motion to continue to August 12, 1982.

Vote 6-0

Absent: Commissioner Klein.

8. 81.549D - 1145-51 MARKET STREET NEAR 8TH STREET, LOTS 44 AND 44A IN ASSESSOR'S BLOCK 3702; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 820517 TO CONSTRUCT A 13-STORY, 189-FOOT HIGH BUILDING CONTAINING A TOTAL OF 145,000 GROSS SQUARE FEET, LOCATED IN THE C-3-G (DOWNTOWN GENERAL) AND 240-G Height AND BULK DISTRICT.
NOTE: Proposed for continuation to a later date.

Passed motion to continue to August 12, 1982.

ADJOURNED: 6:20 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

AUG 10 1982

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE

SPECIAL JOINT MEETING WITH THE RECREATION AND PARK COMMISSION
HELD
MONDAY
AUGUST 2, 1982
GOLDEN GATE PARK SENIOR CITIZENS CENTER
6101 FULTON STREET
7:30 P.M.

PRESENT: Commissioners Bierman, Donovan, Kelleher, Klein, Nakashima,
and Rosenblatt.

ABSENT: Commissioner Salazar.

7:30 P.M.

1. PRESENTATION OF REPORT ON THE 1982-83 OPEN SPACE ACQUISITION
AND PARK RENOVATION FUND BY THE GENERAL MANAGER, RECREATION
AND PARK DEPARTMENT.

No Action Required.

2. APPROVAL OF RESOLUTION TO ADOPT THE GENERAL MANAGER'S REPORT.

Public testimony taken from the following:

1. Steven Halpern, Golden Gate Heights Neighborhood Association.
2. Polly Laylor, San Francisco Tomorrow.
3. Dorise Murphy, Eureka Valley Trails and Art Network.
4. Barton Wong, Chinatown Open Space Committee.
5. Margarite Warren.
6. Beverly Karnatz, Committee for Better Parks in Chinatown.
7. Phyllis Kamp.

Approved Resolution No. 9471 Vote 6-0
Absent: Commissioner Salazar.

ADJOURNED: 8:40 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE
MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE
SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

✓ SAN FRANCISCO
CITY PLANNING COMMISSION DOCUMENTS DEPT.
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
AUGUST 5, 1982
ROOM 282, CITY HALL
1:00 P.M.

AUG 16 1982

SAN FRANCISCO
PUBLIC WORKS DEPT.

PRESENT: Commissioners Bierman, Donovan, Kelleher, Klein, Nakashima, Rosenblatt and Salazar.

ABSENT: None.

1:00 P.M.

1. Current Matters.

A. Director's Report:

1. MODIFICATION OF RESOLUTION NO. 9220 FOR SPECIAL USE CASE NO. 81.442U AT 2367 MARKET STREET, SOUTH SIDE, EAST OF 17TH STREET, LOTS 25 AND 35 IN ASSESSOR'S BLOCK 3563.

Passed motion to continue indefinitely. Vote 6-0
Absent: Commissioner Salazar

2. CONSIDERATION OF RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO APPLY FOR AN EXTENSION TO AN EXISTING EDA 302(a) GRANT IN AN AMOUNT NOT TO EXCEED 30,000, AND TO ACCEPT AND EXPEND SUCH GRANT MONIES FOR ECONOMIC DEVELOPMENT ACTIVITIES.

Approved Resolution No. 9472 Vote 6-0
Absent: Commissioner Salazar.

B. Commissioners' Questions and Matters.

BY UNANIMOUS MOTION, REQUESTED THAT THE DIRECTOR COMMUNICATE TO THE BOARD OF SUPERVISORS THE COMMISSION'S BELIEF THAT THE RECENTLY PLACED "YELLOW STRIPPING," ON CALIFORNIA BETWEEN VAN NESS AVENUE AND SANSOME STREET, SHOULD BE REMOVED.

- C. 82.261R - MASTER PLAN REFERRAL EXCHANGE OF PROPERTY WITH THE GOLDEN GATE NATIONAL RECREATION AREA FOR THE IMPROVEMENT OF THE CABLE CAR TURNAROUND FACILITY AT AQUATIC PARK.

Passed motion finding that the proposal is in conformity with the Master Plan.

1:00 P.M. (Cont)

C. (Cont)

Vote 4-0

Abstained: Commissioner Donovan.

Absent: Commissioner Klein and Salazar.

1:30 P.M.

2. Informational Presentation of the Status of Planning for Mission Bay. (Southern Pacific lands)

Informational Presentation Only - No Action required.

2:00 P.M.

3. 82.238C - 1147 TAYLOR STREET, WEST SIDE BETWEEN CLAY AND SACRAMENTO STREETS, LOT 1A IN ASSESSOR'S BLOCK 221; REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE FOR A STRUCTURE OF OVER 40 FEET (APPROXIMATELY 60 FEET) IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of July 15, 1982)

Passed motion to continue to August 12, 1982.

Vote 7-0

4. 82.364D - 623-625 47TH AVENUE, WEST SIDE BETWEEN ANZA STREET AND SUTRO HEIGHTS AVENUE, LOT 5 IN ASSESSOR'S BLOCK 1590; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8203321 PROPOSING CONSTRUCTION OF A THREE-STORY, TWO-UNIT BUILDING IN AN PH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to September 2, 1982.

Vote 7-0

5. 82.364D - 623-625 47TH AVENUE, WEST SIDE BETWEEN ANZA STREET AND SUTRO HEIGHTS AVENUE, LOT 5 IN ASSESSOR'S BLOCK 1590; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8203321 PROPOSING CONSTRUCTION OF A THREE-STORY, TWO-UNIT BUILDING IN AN PH-2 (HOUSE, TWO-FAMILY DISTRICT)

Passed motion to continue to September 2, 1982.

Vote 7-0

2:00 P.M. (Cont)

6. 82.239EZ - 47TH AVENUE, ENTIRE FRONTAGE WEST SIDE BETWEEN ANZA STREET AND SUTRO HEIGHTS AVENUE, LOTS 1 THROUGH 7, 7A AND 7B IN ASSESSOR'S BLOCK 1590; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

(Continued from the Regular Meeting of July 1, 1982)

Passed motion to continue to September 2, 1982.

Vote 7-0

7. 81.673EA - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, LOT 16 IN ASSESSOR'S BLOCK 176; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF A 6-STORY COMMERCIAL BUILDING WITH 3 LEVELS OF BELOW-GRADE PARKING FOR 103 CARS, REQUIRING DEMOLITION OF A ONE-STORY PARKING GARAGE. PROJECT WOULD HAVE 11,600 SQUARE FEET OF RESTAURANT SPACE IN THE CELLAR, 10,000 SQUARE FEET OF RETAIL SPACE ON THE GROUND FLOOR AND 49,000 SQUARE FEET OF OFFICE SPACE ON THE UPPER FLOORS. PROJECT WOULD REQUIRE A VARIANCE FROM FLOOR AREA RATIO STANDARDS AND A CONDITIONAL USE AUTHORIZATION TO PROVIDE ACCESSORY PARKING AND TO EXCEED BULK LIMITS. THIS PROJECT WILL REQUIRE A CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION IN THE JACKSON SQUARE HISTORIC DISTRICT.

NOTE: Proposed for continuation to August 19, 1982.

Passed motion to continue to August 26, 1982.

Vote 7-0

8. 81.471EZ - 1-45 MASONIC AVENUE AND 2701-2725 GEARY BOULEVARD, SOUTHWEST CORNER OF GEARY BOULEVARD AND MASONIC AVENUE AND ADJOINING LOTS, LOTS 1 THROUGH 6 AND 36 IN ASSESSOR'S BLOCK 1092; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A C-2 (COMMUNITY BUSINESS) AND AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT TO AN RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT.

(Continued from the Regular Meeting of March 4, 1982)

NOTE: Proposed for continuation to November 4, 1982.

Passed motion to continue to November 4, 1982.

Vote 7-0

2:00 P.M. (Cont)

9. 81.178C - 475 LOMBARD STREET, SOUTH SIDE BETWEEN STOCKTON STREET AND GRANT AVENUE, LOT 33 IN ASSESSOR'S BLOCK 77; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT SEVEN DWELLING UNITS ON AN RH-3 (HOUSE, THREE-FAMILY) LOT OF APPROXIMATELY 7,140 SQUARE FEET WHEN 1,000 SQUARE FEET PER DWELLING IS REQUIRED.

(Continued from the Regular Meeting of July 1, 1982)

NOTE: Proposed for continuation to August 12, 1982)

Passed motion to continue to August 12, 1982.

Vote 7-0

10. 82.171Q - 1885 JACKSON STREET, SOUTHEAST CORNER AT GOUGH STREET, LOTS 17 AND 18 IN ASSESSOR'S BLOCK 600; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 10-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Passed motion to continue to September 2, 1982.

Vote 7-0

11. 82.63Q - 95 - 26TH AVENUE, WEST SIDE BETWEEN EL CAMINO DEL MAR AND SEA CLIFF AVENUE, LOT 9 IN ASSESSOR'S BLOCK 1305; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.

(Continued from the Regular Meeting of July 8, 1982)

Passed motion to continue to September 2, 1982.

Vote 7-0

2:30 P.M.

12. 81.695R - SACRAMENTO STREET AND SIDEWALK, SOUTHSIDE BETWEEN POWELL AND MASON STREETS: REVIEW FOR CONSISTENCY WITH THE MASTER PLAN OF A REVOCABLE ENCROACHMENT PERMIT TO ALLOW FREIGHT LOADING DOCK, STAIRS AND PARKING BAYS FOR THE FAIRMONT HOTEL.

Passed motion finding Master Plan Conformity.

Vote 7-0

3:00 P.M.

13. RE80.248 - 530 CHESTNUT STREET (FRANCISCO PLACE), NORTH SIDE BETWEEN MASON AND POWELL STREETS, A THROUGH LOT TO FRANCISCO STREET, WITH ADDITIONAL FRONTAGE ON MASON STREET, LOTS 10, 18, 19 AND 20 IN ASSESSOR'S BLOCK 52; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR A PLANNED UNIT DEVELOPMENT FOR A RESIDENTIAL MIXED USE PROJECT OF UP TO 97 UNITS OF HOUSING AND 44,000 SQUARE FEET OF NET OFFICE SPACE, WITH PARKING AND OPEN SPACE THAT MEETS OR EXCEEDS CITY PLANNING CODE REQUIREMENTS FOR PROPERTY LOCATED IN AN RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT.

(Continued from the Regular Meeting of July 8, 1982)

Approved Resolution No. 9473 Vote 6-0

Absent: Commissioner Salazar.

14. 81.598C - 530 CHESTNUT STREET (FRANCISCO PLACE), NORTH SIDE BETWEEN MASON AND POWELL STREETS, A THROUGH LOT TO FRANCISCO STREET, WITH ADDITIONAL FRONTAGE ON MASON STREET, LOTS 10, 18, 19 AND 20 IN ASSESSOR'S BLOCK 52; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR THE PROJECT DESCRIBED ABOVE.

(Continued from the Regular Meeting of July 8, 1982)

Public testimony taken from the following:

1. Dai Williams, Francisco Place Venture, in support.
2. Judith Robinson, V.P. Telegraph Hill Dwellers.
3. Nan Roth, in opposition.
4. Bruce Ross, architect.

Issues:

1. Color
2. Low or moderate income housing requirement.
3. Use of Landmark.

Approved/Conditions Resolution No. 9474 Vote 7-0

3:00 P.M. (Cont)

15. 81.587CA - BAUER AND SCHWEITZER MALTING COMPANY, DESIGNATED LANDMARK NO. 129, 550-530 CHESTNUT STREET, LOT 10 IN ASSESSOR'S BLOCK 52; APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD FOR APPROVAL.

Approved

Resolution No. 9475

Vote 7-0

3:30 P.M.

16. 82.257C - 4047-49 20TH STREET (LIBERTY TERRACE), SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOTS 84 AND 85 IN ASSESSOR'S BLOCK 3604; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR TWO DWELLING UNITS (THE FINAL PHASE OF AN 11-LOT SUBDIVISION AUTHORIZED UNDER THE NOW-EXPIRED CU63.19), IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT AND THE DOLORES HEIGHTS SPECIAL USE DISTRICT.

NOTE: Proposed for continuation to September 2, 1982.

Passed motion to continue to September 23, 1982.

Vote 7-0

17. 82.109ZE - NORTH SIDE OF BURNETT AVENUE, EAST OF TWIN PEAKS BOULEVARD, LOTS 19 AND 20 IN ASSESSOR'S BLOCK 2719C; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM AN RH-1(D) (HOUSE, ONE-FAMILY DETACHED DWELLINGS) DISTRICT TO AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Public testimony taken from the following:

1. William Heijn, project applicant.
2. Joe Harris, H & E Management.
3. Ramona Albright, Twin Peaks Council, in opposition.
4. Bill O'Keefe, in opposition.

Issues:

1. Number of stories in housing units to be constructed, duplex vs. single family.
2. View obstruction.
3. Geologic risk.
4. Practices of applicant on other sites.

Disapproved

Resolution No. 9476

Vote 7-0

4:00 P.M.

18. 82.91CE - 750 BUSH STREET, NORTH SIDE BETWEEN POWELL AND MASON STREETS, LOT 7 IN ASSESSOR'S BLOCK 273; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A STRUCTURE OVER 40 FEET (16 STORIES) IN AN RC-4 (RESIDENTIAL-COMMER-CIAL COMBINED, HIGH DENSITY) DISTRICT AND A 160-F HEIGHT AND BULK DISTRICT.

Passed motion to continue to August 26, 1982. Vote 7-0

19. 81.581EC - 870 O'FARRELL STREET AND 900 POLK STREET, NORTHEAST CORNER AT POLK STREET, A THROUGH LOT WITH FRONTAGE ON MYRTLE STREET, LOT 4 IN ASSESSOR'S BLOCK 716; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO PERMIT A PLANNED UNIT DEVELOPMENT FOR A 13-STORY RESIDENTIAL/COMMERCIAL COMPLEX CONTAINING UP TO 214 DWELLING UNITS, APPROXIMATELY 43,000 NET SQUARE FEET OF OFFICE SPACE, APPROXIMATELY 14,200 NET SQUARE FEET OF RETAIL SPACE AND PARKING FOR 175 CARS REQUIRING EXCEPTIONS TO CITY PLANNING CODE STANDARDS FOR OFF-STREET PARKING, DWELLING UNIT DENSITY, HEIGHT ABOVE 40 FEET, BUILDING BULK AND COMMERCIAL USE ABOVE THE GROUND STORY, IN A C-2 (COMMUNITY BUSINESS) DISTRICT INITIATED FOR AN RC-4 (RESIDENTIAL-COMMER-CIAL COMBINED, HIGH DENSITY) DISTRICT AND IN A 130-E HEIGHT AND BULK DISTRICT.

Public testimony taken from the following:

1. M. 711, project sponsor.
2. Alice Barkley, Deputy City Attorney.
3. Ron Mahoney, California Pacific Investment Co.
4. Steve Fuller, North of Market Planning Coalition, in support.
5. Lion Kuntz, Tenderloin Neighborhood Association.
6. Carolyn Lount.
7. Dean Macris, Planning Director.

Passed motion to continue to September 2, 1982.
Vote 7-0

4:00 P.M. (Cont)

20. 81.581EC - 870 O'FARRELL STREET AND 900 POLK STREET, NORTHEAST CORNER AT POLK STREET, A THROUGH LOT WITH FRONTAGE ON MYRTLE STREET, LOT 4 IN ASSESSOR'S BLOCK 716; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A PLANNED UNIT DEVELOPMENT FOR THE PROJECT DESCRIBED ABOVE.

Passed motion to continue to September 2, 1982.

Vote 7-0

21. 82.314D - 100 CLEMENT STREET, NORTHWEST CORNER AT 2ND AVENUE, LOT 18 IN ASSESSOR'S BLOCK 1431; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8204832 FOR A SAVINGS AND LOAN OFFICE IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to continue to August 26, 1982.

Vote 7-0

22. 82.314D - 100 CLEMENT STREET, NORTHWEST CORNER AT 2ND AVENUE, LOT 18 IN ASSESSOR'S BLOCK 1431; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8204832 FOR A SAVINGS AND LOAN BRANCH OFFICE IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to continue to August 26, 1982.

Vote 7-0

ADJOURNED: 6:30 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
AUGUST 12, 1982
ROOM 282, CITY HALL
1:00 P.M.

PRESENT: Commissioners Bierman, Klein, Kelleher, Salazar and Wortman.

ABSENT: Commissioners Nakashima and Rosenblatt.

1:00 P.M.

1. Current Matters.

A. Director's Report.

B. Commissioners' Questions and Matters.

1:15 P.M.

2. 82.214E - 130 BATTERY STREET, BETWEEN PINE AND CALIFORNIA STREETS, LOT 8 IN ASSESSOR'S BLOCK 262; INFORMATIONAL PRESENTATION OF A 41,000 SQUARE-FOOT OFFICE BUILDING, 7 STORIES IN HEIGHT, IN THE DOWNTOWN SPECIAL REVIEW AREA.

Informational Only - No Action Required.

3. 81.178C - 475 LOMBARD STREET, SOUTH SIDE BETWEEN STOCKTON STREET AND GRANT AVENUE, LOT 33 IN ASSESSOR'S BLOCK 77; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT SEVEN DWELLING UNITS ON AN RH-3 (HOUSE, THREE-FAMILY) LOT OF APPROXIMATELY 7,140 SQUARE FEET WHEN 1,000 SQUARE FEET PER DWELLING IS REQUIRED.
(Continued from the Regular Meeting of August 5, 1982)

Passed motion to continue to September 2, 1982.

Vote 5-0

Absent: Commissioners Nakashima and Rosenblatt.

1:30 P.M.

4. 82.238C - 1147 TAYLOR STREET, WEST SIDE BETWEEN CLAY AND SACRAMENTO STREETS, LOT 1A IN ASSESSOR'S BLOCK 221; REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE FOR A STRUCTURE OF OVER 40 FEET (APPROXIMATELY 60 FEET) IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT AND A 65-A HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of August 5, 1982)

Approved/Conditions Resolution No. 9477
Vote 5-0

Absent: Commissioners Nakashima and Rosenblatt.

2:00 P.M.

5. 82.297R - 701 COLUMBUS AVENUE AT FILBERT STREET, LOT 38 IN ASSESSOR'S BLOCK 90; REVIEW FOR CONFORMITY WITH MASTER PLAN FOR A REVOCABLE ENCROACHMENT PERMIT TO ALLOW TEMPORARY OCCUPANCY OF A PORTION OF THE SIDE-WALK WITH TABLES AND CHAIRS.

Passed motion for a finding of Master Plan Conformity.
Vote 5-0

Absent: Commissioners Nakashima and Rosenblatt.

6. 81.609ED - 399 BUENA VISTA EAST (FORMER ST. JOSEPH'S COLLEGE OF NURSING BUILDING), SOUTHEAST SIDE BETWEEN PARK HILL AVENUE AND UPPER TERRACE, LOTS 23 AND 99 IN ASSESSOR'S BLOCK 2607; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT TO INCLUDE 40 LIVING UNITS, APPROXIMATELY 17,500 SQUARE FEET OF OFFICE SPACE AND 16 PARKING SPACES IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of July 8, 1982)
NOTE: Proposed for continuation to September 30, 1982.

Passed motion to continue to September 30, 1982.
Vote 5-0

Absent: Commissioners Nakashima and Rosenblatt.

7. 82.195U - 2260-62 MARKET STREET, NORTHWEST CORNER AT 15TH STREET, LOT 10 IN ASSESSOR'S BLOCK 3560; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A CONVERSION OF THREE DWELLING UNITS TO COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR, INCLUDING COMMERCIAL RETAIL USE AT THE GROUND LEVEL IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET WEST SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of July 29, 1982)

2:00 P.M. (Cont)

7. (Cont) Public testimony taken from the following:

1. Steven Roake, the applicant.
2. Walter Park, the Duboce Triangle Neighborhood Association, in opposition.
3. Betty Leviton, in opposition.
4. Steve Kasner, in opposition.
5. Mark Schwartz

Issues:

1. Loss of residential units through conversion to commercial use.

Passed motion to continue to September 2, 1982.

Vote 5-0

Absent: Commissioners Nakashima and Rosenblatt.

2:30 P.M.

8. 82.273Q - 1441-51 VALLEJO STREET, SOUTH SIDE BETWEEN POLK AND LARKIN STREETS, LOT 24 IN ASSESSOR'S BLOCK 572; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT.

Approved/conditions Resolution No. 9478

Vote 4-1

Voting No: Commissioner Bierman.

Absent: Commissioners Nakashima and Rosenblatt.

9. 82.282Q - 1931 DIAMOND STREET, EAST SIDE BETWEEN DIAMOND HEIGHTS BOULEVARD AND BEACON STREET, LOT 14 IN ASSESSOR'S BLOCK 7539; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION AND REQUESTED EXCEPTION FROM SECTIONS 1341 AND 1385 OF THE SUBDIVISION CODE REGARDING MODERATE-INCOME SALES PRICES IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.
NOTE: JOINT HEARING WITH THE DEPARTMENT OF PUBLIC WORKS.

Approved/Conditions Resolution No. 9479

Vote 4-1

Voting No: Commissioner Bierman.

Absent: Commissioners Nakashima and Rosenblatt.

3:00 P.M.

10. 82.334L - CONSIDERATION OF THE NORTHEAST WATERFRONT, BEING THAT AREA BOUNDED BY THE EMBARCADERO ON THE EAST, BROADWAY ON THE SOUTH, TELEGRAPH HILL ON THE WEST AND UNION STREET ON THE NORTH, COMPRISING LOTS 1, 6 AND 5 IN ASSESSOR'S BLOCK 140; LOTS 2, 3B, 8, 11, 12 AND 13 IN BLOCK 141; LOTS 1, 2, 3, 5, 6, 8 AND 9 IN BLOCK 142; LOTS 1 AND 2 IN BLOCK 143; LOT 1 IN BLOCK 134; LOTS 1, 2, 3, 7, 8 AND 9 IN BLOCK 135; LOTS 1 THROUGH 7 AND 4A IN BLOCK 136; BLOCKS 137, 138, 139 AND 110; LOTS 1 THROUGH 4 IN BLOCK 11; LOTS 1, 2, 4, 5, 7, 8 AND 9 IN BLOCK 112; AND THOSE PORTION OF LOTS 6, 39, 40 AND 41 IN BLOCK 113 WITHIN THE C-2 ZONING FRONTING ON SANSOME STREET; ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDINGS AND SITE AS AN HISTORIC DISTRICT PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Public testimony taken from the following:

1. Grant DeHart, HERITAGE, in support.
2. Anne Bloomfield, in support.
3. Dennis Sullivan
4. Harold Kaufman, in opposition.
5. Frank Abbott, in opposition.
6. Emily Abrahamson, in opposition.
7. Jerry, Naplohi, in support.
8. Jean Kortum, in support.

Issues:

1. That the Architectural and Historic value of the structures justified designation.

Passed motion to continue to August 26, 1982.

Vote 5-0

Absent: Commissioners Nakashima and Rosenblatt.

11. 82.8E - PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED REVISIONS TO THE RESIDENCE ELEMENT OF THE SAN FRANCISCO COMPREHENSIVE PLAN.

Public testimony taken from the following:

1. Michael Harney, The Affordable Housing Coalition.
2. Calvin Welch, Council of Community Housing Organizations.
3. Willy Dee.

3:00 P.M. (Cont)

11. (Cont) 4. Eric Shapiro, North of Market Planning Coalition.
5. Steve Fuller, " " " "
6. Daniel Taylor
7. Tobi Levy, The Jewish-Latino Housing Coalition.
8. Grant DeHart, HERITAGE.
9. John Eiberling
10. John Bardis
11. Vivian Goodwin
12. Sue Hestor, San Franciscans for Resonable Growth.
13. Walter Park, Center for Independent Living Services.
14. Dee Dee Michaud
15. Norman Leach

NOTE: A Certified Court Reporter was present. An Official Transcript has been made and is available for reference purposes, in the files of the Department of City Planning.

Passed motion to close the public hearing.

Vote 5-0

Absent: Commissioners Nakshima and Rosenblatt.

5:00 P.M.

12. EE81.59 - FOURTH STREET BETWEEN WELSH AND FREELON STREETS (WELSH COMMONS), WITH FRONTAGE ON ZOE STREET, LOT 119 IN ASSESSOR'S BLOCK 3776; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR A PLANNED UNIT DEVELOPMENT OF APPROXIMATELY 160 DWELLING UNITS IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT CONTAINING APPROXIMATELY 55,600 SQUARE FEET OF SERVICE/WHOLESALE SPACE, 19,000 SQUARE FEET OF LIGHT INDUSTRIAL SPACE, 12,000 SQUARE FEET OF RETAIL SPACE, AND 265 OFF-STREET PARKING SPACES, REQUIRING A HEIGHT LIMIT RECLASSIFICATION TO 105 FEET.

Approved Resolution No. 9480 Vote 4-1

Voting No: Commissioner Bierman

Absent: Commissioners Nakashima and Rosenblatt.

5:00 P.M. (Cont)

13. 82.229C - FOURTH STREET BETWEEN WELSH AND FREELON STREETS (WELSH COMMONS), WITH FRONTAGE ON ZOE STREET, LOT 119 IN ASSESSOR'S BLOCK 3776; REQUEST FOR CONDITIONAL USE AUTHORIZATION FOR A PLANNED UNIT DEVELOPMENT OF APPROXIMATELY 150 DWELLING UNITS IN AN M-2 (HEAVY INDUSTRIAL) DISTRICT AND 50-X HEIGHT AND BULK DISTRICT, 57,000 SQUARE FEET OF OFFICE SPACE, 18,000 SQUARE FEET OF RETAIL SPACE, AND ACCESSORY OFF-STREET PARKING.

Approved/Conditions Resolution No. 9481
Vote 5-0

Absent: Commissioners Nakashima and Rosenblatt.

14. 81.549ED - 1145-51 MARKET STREET NEAR 8TH STREET, LOTS 44 AND 44A IN ASSESSOR'S BLOCK 3702; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF 13-STORY, 145,000 SQUARE FEET OFFICE AND GROUND-LEVEL RETAIL BUILDING REQUIRING DEMOLITION OF EXISTING 4-STORY BUILDING, REQUIRING DISCRETIONARY REVIEW.
(Continued from the Regular Meeting of July 29, 1982)
NOTE: Proposed for continuation to September 2, 1982.

Passed motion to continue to September 2, 1982.
Vote 5-0

Absent: Commissioners Nakashima and Rosenblatt

ADJOURNED: 8:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
AUGUST 19, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

SEP 8 1982

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PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Salazar, Nakashima and Rosenblatt.

ABSENT: None.

1:30 P.M.

1. Current Matters

A. Director's Report.

INFORMATIONAL PRESENTATION OF SAN FRANCISCO MUNICIPAL RAILWAY PLANS AND PROGRAMS.

Informational Presentation Only - No Action Required.

B. Commissioners' Questions and Matters.

BY UNANIMOUS VOTE, PASSED A MOTION TO ADOPT AN ARGUMENT AGAINST A PROPOSED BALLOT PROPOSITION WHICH RELATES TO THE PROPOSED GOLDEN GATE MEDICAL LODGE.

2:45 P.M.

2. 82.293U - 1407 HAIGHT STREET, SOUTHWEST CORNER AT MASONIC AVENUE, LOT 1 IN ASSESSOR'S BLOCK 1244; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT SEATING 40 PEOPLE IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE HAIGHT STREET SPECIAL USE DISTRICT.

Public testimony taken from the following:

1. Mr. Louis Frangos; representing the applicant.

Issue:

1. The number of restaurants to be appropriately allowed on Haight Street.

Disapproved Resolution No. 9482 Vote 5-2
Voting No: Commissioners Klein and Salazar.

2:45 P.M. (Cont)

3. 82.318U - 2301 MARKET STREET, SOUTHWEST CORNER AT NOE STREET, LOT 34 IN ASSESSOR'S BLOCK 3563; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT SEATING 60 PEOPLE IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET WEST SPECIAL USE DISTRICT.

Public testimony taken from the following:

1. Carl English, the applicant.
2. Michael Doeir, a neighborhood resident, in opposition.
3. Claire Autrand, in opposition.

Issue:

1. Traffic congestion and increased parking demand.

Approved/Conditions Resolution No. 9483

Vote 6-1

Voting No: Commissioner Kelleher.

4. 82.304U - 1430 VALENCIA STREET, WEST SIDE BETWEEN 25TH AND 26TH STREETS, LOT 7 IN ASSESSOR'S BLOCK 6531; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR (CONVERSION OF A DWELLING UNIT) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE VALENCIA STREET SPECIAL USE DISTRICT.

Public testimony taken from the following:

1. David Toal, representing the applicant.
2. Catherine Galvez, in support.

Passed motion of intent to approve and continued to September 2, 1982.

Vote 6-1

Voting No: Commissioner Karasick.

5. 82.341U - 544 CASTRO STREET, WEST SIDE BETWEEN 19TH AND 18TH STREETS, LOT 7 IN ASSESSOR'S BLOCK 2615; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR RESTAURANT EXPANSION ON SECOND FLOOR (CONVERSION OF A DWELLING UNIT) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE CASTRO STREET SPECIAL USE DISTRICT.

Passed motion to continue to September 16, 1982.

Vote 7-0

2:45 P.M. (Cont)

6. 82.329U - 3801 - 24TH STREET (HAPPY DONUT), SOUTHWEST CORNER AT CHURCH STREET, LOT 1 IN ASSESSOR'S BLOCK 6509; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A CABARET PERMIT (2:00 A.M. TO 6:00 A.M.) ALLOWING ESTABLISHMENT TO BE OPENED 24 HOURS IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.

Public testimony taken from the following:

1. John Bond, an attorney, representing the applicant.
2. Richard Crape, an area resident, in opposition.
3. Catherine Galvez, a neighborhood resident, in opposition.

Issues:

1. That with respect to nearby residential uses, there was a nuisance value associated with the commercial use.

Passed motion to continue to September 2, 1982.

Vote 7-0

7. 82.291U - 1766 UNION STREET, NORTH SIDE BETWEEN OCTAVIA AND GOUGH STREETS, LOT 10 IN ASSESSOR'S BLOCK 529; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR COMMERCIAL OFFICE SPACE OVER 2,500 SQUARE FEET ON SECOND AND TH RD FLOORS (CONVERSION OF DWELLING UNITS) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.

Public testimony taken from the following:

1. Tony Kookalon, the applicant.
2. Bob Koolara, the project architect.
3. Rose Kookalon, the applicant.
4. Benton Vines, a resident of the building, in opposition.
5. Virginia Thomas, a resident of the building, in opposition.
6. Leno Biancaro, in opposition.

Issues:

The loss of rental dwelling units through conversion to commercial use

2:45 P.M. (Cont)

7. (Cont) Approved/Conditions Resolution No. 9484
Vote 7-0

8. 82.351U - 3294-96 SACRAMENTO STREET, NORTHEAST CORNER AT PRESIDIO AVENUE, LOT 17 IN ASSESSOR'S BLOCK 1007; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR FINANCIAL OFFICE EXPANSION IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE SACRAMENTO STREET SPECIAL USE DISTRICT.

Public testimony taken from the following:

1. Vic Brunetta, representing the applicant.
2. Forrest Jones, a neighborhood merchant, in opposition.
3. John Johnston, a neighborhood merchant, in opposition.
4. Freida Viner, in opposition.
5. Dean Frisbee, representing the Presidio Heights Association of Neighbors, in opposition.
6. Barry Bunshoft, in opposition.
7. Alexis Quiring, in opposition.

Issue:

1. The loss of diversity in commercial space along Sacramento Street and Presidio Avenue.

Disapproved Resolution No. 9485 Vote 7-0

ADJOURNED: 6:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
SPECIAL JOINT MEETING
WITH
THE SAN FRANCISCO PUBLIC UTILITIES COMMISSION
AND
THE DIRECTOR OF PUBLIC WORKS
TUESDAY
AUGUST 24, 1982
ROOM 282, CITY HALL
5:00 P.M.

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein and Salazar.

ABSENT: Commissioners Nakashima and Rosenblatt.

5:00 P.M. - Joint Public Meeting and Informational Presentation on
the DRAFT MARKET STREET DESIGN/PLANNING STUDY.

Public testimony taken from the following:

1. Maury Claibeaue
2. Charles Rosbaugh
3. Peter Ehrlich
4. Steve Taber
5. Mario Campi
6. Norman Ralph
7. Bruce Marshale
8. Arthur Moore
9. Joseph Friedman
10. Mike Minsch
11. V. Sheikel
12. Mike Levin
13. Clarence Fisher
14. Bart Rohler
15. Paul Godoner

Issue:

1. The appropriateness of retaining streetcar tracks
on Market from approximately Civic Center to the
foot of Market Street.

Approved Resolution No. 9487 Vote 5-0
Absent: Commissioners Nakashima and Rosenblatt.

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8/26/82

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
AUGUST 26, 1982
ROOM 282, CITY HALL
1:00 P.M.

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima, Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE CONSIDERATION BY THE CITY PLANNING COMMISSION.

- Cancelled -

1:00 P.M.

1. Current Matters.

A. Director's Report.

1. 333 CALIFORNIA STREET; REVIEW OF PROPOSED DESIGN REVISIONS FOR BASE OF OFFICE BUILDING.

Passed motion to continue indefinitely. Vote 7-0

2. REPORT ON THE STATUS OF THE OFFICE-HOUSING PRODUCTION PROGRAM.

Informational Presentation - No Action Required.

3. CONSIDERATION OF ADOPTION OF A POLICY OF OPPOSITION TO PROPOSITION "M" WHICH WILL APPEAR ON THE BALLOT FOR THE ELECTION IN NOVEMBER 1982.

Passed a motion adopting a policy of opposition to Proposition M.

Vote 6-0.

Absent: Commissioner Klein

B. Commissioners' Questions and Matters.

2:00 P.M.

2. 81.175EDA - FIREHOUSE NO. 2; 466 BUSH STREET BETWEEN KEARNY AND GRANT STREETS, LOT 33 IN ASSESSOR'S BLOCK 270; CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT TO CONSTRUCT A 13-STORY, 86,110 SQUARE-FOOT OFFICE BUILDING WITH RETAIL, AND RENOVATE THE LANDMARK FIREHOUSE FOR 8,450 SQUARE FEET OF OFFICE AND RETAIL SPACE AFTER DEMOLITION OF A ONE-STORY BUILDING.

2:00 P.M. (Cont)

2. (Cont) Approved Resolution No. 9487 Vote 6-1
 Voting No.: Commissioner Bierman.

3. 81.175D - 466 BUSH STREET, THE NORTHEAST CORNER OF BUSH AND GRANT AVENUE, LOTS 10 AND 33 IN ASSESSOR'S BLOCK 270; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8104015 FOR CONSTRUCTION AT A 13-STORY BUILDING WITH 86,700 GROSS SQUARE FEET OF OFFICE SPACE AND 7,800 GROSS FEET OF RETAIL SPACE; INCLUDING RENOVATION OF A CITY LANDMARK, IN A C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND 160-H HEIGHT AND BULK DISTRICTS.

Approved/Conditions Resolution No. 9488
Vote 6-1
Voting No.: Commissioner Kelleher

2:30 P.M.

4. 82.91CE - 750 BUSH STREET, NORTH SIDE BETWEEN POWELL AND MASON STREETS, LOT 7 IN ASSESSOR'S BLOCK 273; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A STRUCTURE OVER 40 FEET (16 STORIES) AND FOR 60 DWELLING UNITS WITH 60 OFF-STREET PARKING SPACES WHEN MORE THAN 23 SPACES WOULD REQUIRE CONDITIONAL USE AUTHORIZATION IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND A 160-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of August 5, 1982)

Passed motion to continue to September 23, 1982
Vote 7-0

5. 82.375C - 1800 BLOCK OF OCEAN AVENUE (OCEAN TERRACE), NORTHWEST CORNER AT DORADO TERRACE, LOTS 3 AND 88 IN ASSESSOR'S BLOCK 3283; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR A RESIDENTIAL/COMMERCIAL SUBDIVISION CONSISTING OF UP TO 56 DWELLING UNITS AND UP TO 50,000 SQUARE FEET OF COMMERCIAL SPACE, REQUIRING MODIFICATION TO DENSITY AND OPEN SPACE PROVISIONS FOR RESIDENTIAL DEVELOPMENT OTHERWISE APPLICABLE TO THE SUBJECT SITE IN A C-2 (COMMUNITY BUSINESS) DISTRICT. THIS APPLICATION REQUESTS AN EXPANSION OF THE SITE AREA AND NUMBER OF UNITS AUTHORIZED BY THE CITY PLANNING COMMISSION ON JULY 22, 1982.

Approved/Conditions Resolution 9489 Vote 7-0

3:15 P.M.

6. 81.673EA - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, LOT 16 IN ASSESSOR'S BLOCK 176; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF A 6-STORY COMMERCIAL BUILDING WITH 3 LEVELS OF BELOW-GRADE PARKING FOR 103 CARS, REQUIRING DEMOLITION OF A ONE-STORY PARKING GARAGE. PROJECT WOULD HAVE 11,600 SQUARE FEET OF RESTAURANT SPACE IN THE CELLAR, 10,000 SQUARE FEET OF RETAIL SPACE ON THE GROUND FLOOR AND 49,000 SQUARE FEET OF OFFICE SPACE ON THE UPPER FLOORS. PROJECT WOULD REQUIRE A VARIANCE FROM FLOOR AREA RATIO STANDARDS AND A CONDITIONAL USE AUTHORIZATION TO PROVIDE ACCESSORY PARKING AND TO EXCEED BULK LIMITS. THIS PROJECT WILL REQUIRE A CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION IN THE JACKSON SQUARE HISTORIC DISTRICT.

(Continued from the Regular Meeting of August 5, 1982)

NOTE: Proposed for continuation to September 2, 1982.

Passed motion to continue to September 16, 1982.

Vote 7-0

7. 81.673A - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, LOT 16 IN ASSESSOR'S BLOCK 176; APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A NEW 6-STORY COMMERCIAL BUILDING LOCATED IN THE JACKSON SQUARE HISTORIC DISTRICT, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD FOR APPROVAL.

NOTE: Proposed for continuation to September 2, 1982.

Passed motion to continue to September 16, 1982.

Vote 7-0

8. 81.673C - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, LOT 16 IN ASSESSOR'S BLOCK 176; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR (1) BELOW-GRADE PARKING FOR APPROXIMATELY 103 CARS IN THE WASHINGTON-BROADWAY SPECIAL USE DISTRICT NO. 1 AND (2) TO EXCEED THE BUILDING BULK LIMITATIONS IN A 65-A HEIGHT AND BULK DISTRICT, TO CONSTRUCT A 6-STORY COMMERCIAL BUILDING OF APPROXIMATELY 124,600 GROSS SQUARE FEET OF COMBINED RESTAURANT, RETAIL AND OFFICE USES, LOCATED IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

NOTE: Proposed for continuation to September 2, 1982.

3:15 P.M. (Cont)

8. (Cont) Passed motion to continue to September 16, 1982.
Vote 7-0

9. 81.334L - CONSIDERATION OF THE NORTHEAST WATERFRONT, BEING THAT AREA BOUNDED BY THE EMBARCADERO ON THE EAST, BROADWAY ON THE SOUTH, TELEGRAPH HILL ON THE WEST AND UNION STREET ON THE NORTH, COMPRISING LOTS 1, 6 AND 5 IN ASSESSOR'S BLOCK 140; LOTS 2, 3B, 8, 11, 12 AND 12 IN BLOCK 141; LOTS 1, 2, 3, 5, 6, 8 AND 9 IN BLOCK 142; LOTS 1 AND 2 IN BLOCK 143; LOT 1 IN BLOCK 134; LOTS 1, 2, 3, 7, 8 AND 9 IN BLOCK 135; LOTS 1 THROUGH 7 AND 4A IN BLOCK 136; BLOCKS 137, 138, 139 AND 110; LOTS 1 THROUGH 4 IN BLOCK 111; LOTS 1, 2, 4, 5, 7, 8 AND 9 IN BLOCK 112; AND THOSE PORTIONS ON SANSOME STREET, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDINGS AND SITE AS AN HISTORIC DISTRICT PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of August 12, 1982)

Passed motion to continue to September 23, 1982.
Vote 7-0

4:00 P.M.

10. 82.314D - 100 CLEMENT STREET, NORTHWEST CORNER AT 2ND AVENUE, LOT 18 IN ASSESSOR'S BLOCK 1431; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8204832 FOR A FINANCIAL OFFICE IN A C-2 (COMMUNITY-BUSINESS) DISTRICT.

(Continued from the Regular Meeting of August 5, 1982)

Passed motion to continue to September 16, 1982.
Vote 7-0

11. 82.314D - 100 CLEMENT STREET, NORTHWEST CORNER AT 2ND AVENUE, LOT 18 IN ASSESSOR'S BLOCK 1431; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8204832 FOR A FINANCIAL OFFICE IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

(Continued from the Regular Meeting of August 5, 1982)

Passed motion to continue to September 16, 1982.
Vote 7-0

4:00 P.M. (Cont)

ADJOURNED 6:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE
MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE
SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

SF
C55
#21
9-2-82

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OCT 25 1982

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
SEPTEMBER 2, 1982
ROOM 282, CITY HALL
1:00 P.M.

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima, Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE CONSIDERATION BY THE CITY PLANNING COMMISSION.

Completed.

1:00 P.M.

1. Current Matters.
 - A. Director's Report.
 - B. Commissioner's Questions and Matters.

1:15 P.M.

2. 82.329U - 3801 24TH STREET, SOUTHWEST CORNER AT CHURCH STREET, LOT 1 IN ASSESSOR'S BLOCK 6509; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A CABARET PERMIT (2:00 A.M. TO 6:00 A.M.) ALLOWING ESTABLISHMENT TO BE OPENED 24 HOURS IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT TO THE NOE VALLEY SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of August 19, 1982)

Approved/Conditions Resolution No. 9490
Vote 5-1
Voting No: Commissioner Karasick
Absent: Commissioner Salazar

1:15 P.M. (Cont)

3. 82.304 - 1430 VALENCIA STREET, WEST SIDE BETWEEN 25TH AND 26TH STREETS, LOT 7 IN ASSESSOR'S BLOCK 6531; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR (CONVERSION OF A DWELLING UNIT) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE VALENCIA STREET SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of August 19, 1982)

Approved/Conditions Resolution No. 9491
Vote 5-1
Voting No: Commissioner Karasick
Absent: Commissioner Salazar.

1:45 P.M.

4. 82.408R - BETHLEHEM SHIPYARD SITE, LOT 1 IN ASSESSOR'S BLOCK 4046, LOT 4 IN BLOCK 4111 AND LOT 1 IN BLOCK 4110; EAST OF ILLINOIS STREET TO THE BAY BETWEEN 17TH AND 21ST STREETS; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN TO ALLOW ACQUISITION BY THE SAN FRANCISCO PORT COMMISSION OF 40 ACRES OF LAND PRESENTLY USED AS A SHIP REPAIR FACILITY.

Passed motion finding Master Plan Conformity.
Vote 6-0
Absent: Commissioner Salazar

2:30 P.M.

5. 82.350C - NINTH AVENUE AND ANZA STREET, NORTHWEST CORNER, LOTS 16 AND 49 IN ASSESSOR'S BLOCK 1535; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR THE EXPANSION OF A CHURCH IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions Resolution No. 9492
Vote 7-0

6. 82.263EC - 3625 - 24TH STREET, SOUTHEAST CORNER AT FAIR OAKS, LOTS 27, 29 AND 30 IN ASSESSOR'S BLOCK 6512; REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR EXPANSION OF A SECONDARY SCHOOL AND MODIFICATION IN THE APPLICATION OF A REAR YARD REQUIREMENT IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9493
Vote 7-0

2:30 P.M. (Cont)

7. 82.385Z - 225-253 DUBOCE AVENUE, SOUTH SIDE BETWEEN GUERRERO AND MARKET STREETS, LOTS 61 THROUGH 65 AND 67 IN ASSESSOR'S BLOCK 3534; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM RH-3 (HOUSE, THREE FAMILY) DISTRICT TO AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT.

Public testimony taken from the following:

1. Duke Armstrong, an attorney, representing the applicant.
2. Dan Dugan, president of the Duboce Triangle Neighborhood Association, in opposition.
3. Walter Park, representing the Duboce Triangle Neighborhood Association, in opposition.

Disapproved

Resolution No. 9494

Vote 7-0

8. 81.567ELCA - 2160 GREEN STREET, DESIGNATED LANDMARK NO. 49, THE SHERMAN HOUSE, LOTS 28 AND 30 IN ASSESSOR'S BLOCK 540; APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR RESTORATION AND REMODELING OF EXISTING BUILDINGS AND CONSTRUCTION OF A GREENHOUSE TO PRESERVE COMMON AREAS AND TO CREATE A BED AND BREAKFAST INN, ACTING ON PENDING RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD.

Approved

Resolution No. 9495

Vote 5-1

Voting No: Commissioner Rosenblatt

Absent: Commissioner Salazar

9. 81.567ELCA - 2160 GREEN STREET, NORTH SIDE BETWEEN FILLMORE AND WEBSTER STREETS, LOTS 28 AND 30 IN ASSESSOR'S BLOCK 540; REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE FOR A 15-ROOM BED AND BREAKFAST INN IN A DESIGNATED CITY LANDMARK (THE SHERMAN HOUSE) IN A RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Public testimony taken from the following:

1. Johathan Malone, representing the Landmarks Preservation Advisory Board.
2. Jim Hennifer, consultant to the project sponsor.
3. Al Lanier, the project architect.
4. G.B. Platt, consultant to the project sponsor.
5. Bruce Miller, a neighborhood resident, in support.
6. Marvin Benson, a Green Street resident, in opposition.

2:30 P.M. (Cont)

9. (Cont)

7. Donna Morrison, in opposition.
8. Gordon Berenson, a neighborhood resident, in support.
9. Clift Oman, in support.
10. I. Walcott, in opposition.
11. Suzy Maddox, in support.
12. Eddy Crapsil
13. Robert and Gail Grace, neighborhood residents, in support.
14. Ricard Olstrom, a neighborhood resident, in support.
15. Dan Talbott, a neighborhood resident, in support.
16. John Mehon, a neighborhood resident, in support.
17. Sharon Jones, a neighborhood resident, in support.
18. Anne Bloomfield, representing the Pacific Heights Residents Association, in opposition.
19. Joe Rissel, a neighborhood resident, in support.
20. Josephine Elmore, a neighborhood resident, in opposition.
21. G. B. Platt, consultant to the project sponsor.

Issue:

1. The appropriateness of permitting a commercial use in a residential district.

Approved/Conditions Resolution No. 9496

Vote 5-1

Voting No: Commissioner Rosenblatt

Absent: Commissioner Salazar

10. 82.363L - CONSIDERATION OF THE FEDERAL RESERVE BANK BUILDING AT 400 SANSOME STREET, LOT 3 IN ASSESSOR'S BLOCK 229, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to September 23, 1982.

Vote 7-0

3:45 P.M.

11. 81.632E - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF 8 UNITS ON A LOT WITH APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of July 1, 1982)
Note: Proposed for continuation to Octboer 28, 1982.

Passed motion to continue to October 28, 1982.

Vote 7-0

12. 81.632EC - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 8 UNITS ON A LOT WITH APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) district.
(Continued from the Regular Meeting of July 1, 1982)
Note: Proposed for continuation to October 28, 1982.

Passed motion to continue to October 28, 1982.

Vote 7-0

13. 82.364D - 623-625 - 47TH AVENUE, WEST SIDE BETWEEN ANZA STREET AND SUTRO HEIGHTS AVENUE, LOT 5 IN ASSESSOR'S BLOCK 1590; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8203321 PROPOSING CONSTRUCTION OF A THREE-STORY, TWO-UNIT BUILDING IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of August 5, 1982)

Passed motion to take Discretionary Review.

Vote 7-0

14. 82.364D - 623-625 47TH AVENUE, WEST SIDE BETWEEN ANZA STREET AND SUTRO HEIGHTS AVENUE, LOT 5 IN ASSESSOR'S BLOCK 1590; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8203321 PROPOSING CONSTRUCTION OF A THREE-STORY, TWO-UNIT BUILDING IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of August 5, 1982)

3:45 P.M. (Cont)

14. (Cont) Public testimony taken from the following:
1. Bruce Bauman, representing the project sponsor.
 2. William Raskoff, a neighborhood resident, in opposition.
 3. Val Draper, a neighborhood resident, in opposition.
 4. Elvin Sanford, a neighborhood resident, in opposition.
 5. William Sam, a neighborhood resident, in opposition.
 6. Michael Wilkes, a neighborhood resident, in opposition.
 7. Liz Paltier, a neighborhood resident, in opposition.
 8. Esther Lloyd, a neighborhood resident, in opposition.

Issue:

1. Compatibility of building in terms of height, bulk and scale.

Approved/Conditions Resolution No. 9497

Vote 5-2

Voting No: Commissioner Bierman and Kelleher.

15. 82.239EZ - 47TH AVENUE, ENTIRE FRONTAGE WEST SIDE BETWEEN ANZA STREET AND SUTRO HEIGHTS AVENUE, LOTS 1 THROUGH 6, 7A AND 7B IN ASSESSOR'S BLOCK 1590; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT TO AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of August 5, 1982)
Note: Proposed for indefinite continuation.

Passed motion to continue indefinitely.

Vote 7-0

16. 82.41EU - 1728 UNION STREET, NORTH SIDE BETWEEN GOUGH AND OCTAVIA STREETS, LOT 4 IN ASSESSOR'S BLOCK 529; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT COMMERCIAL RETAIL AND OFFICE SPACE OVER 2,500 SQUARE FEET AT THE GROUND, SECOND AND THIRD FLOORS IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UNION STREET SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of July 29, 1982)

Approved/Conditions Resolution No. 9498

Vote 6-0

Absent: Commissioner Salazar.

3:45 P.M. (Cont)

17. 82.73Q - 95 - 26TH AVENUE, WEST SIDE BETWEEN EL CAMINO DEL MAR AND SEA CLIFF AVENUE, LOT 9 IN ASSESSOR'S BLOCK 1305; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 6-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of August 5, 1982)
Note: Proposed for continuation to September 16, 1982.

Passed motion to continue to September 16, 1982.
Vote 7-0

18. 82.171Q - 1885 JACKSON STREET, SOUTHEAST CORNER AT GOUGH STREET, LOTS 17 AND 18 IN ASSESSOR'S BLOCK 600; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 10-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.
(Continued from the Regular Meeting of August 5, 1982)
Note: Proposed for continuation to September 16, 1982.

Passed motion to continue to September 16, 1982.
Vote 7-0

5:00 P.M.

19. 81.492E - 90 NEW MONTGOMERY, LOT 16 IN ASSESSOR'S BLOCK 3707; CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE CONSTRUCTION OF A 15-STORY, 240-FOOT BUILDING CONTAINING A TOTAL OF ABOUT 135,500 SQUARE FEET, INCLUDING APPROXIMATELY 124,300 SQUARE FEET OF OFFICES, 3,350 SQUARE FEET OF RETAIL SPACE, AND AN 11,500 SQUARE-FOOT BASEMENT PROVIDING 23 PARKING SPACES.

Approved Resolution No. 9501 Vote 4-2
Voting No: Commissioners Bierman and Nakashima
Absent: Commissioner Salazar.

20. 81.492D - 90 NEW MONTGOMERY, NEAR MISSION AND ALDRICH, LOT 16 IN ASSESSOR'S BLOCK 3707; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8201153 TO CONSTRUCT A 15-STORY OFFICE BUILDING OF APPROXIMATELY 135,500 SQUARE FEET IN THE C-3-0 (DOWNTOWN OFFICE) AND 500-I HEIGHT AND BULK DISTRICTS.

Passed motion to continue to October 7, 1982.
Vote 5-0
Absent: Commissioner's Bierman and Salazar.

5:00 P.M. (Cont)

21. 81.178C - 475 LOMBARD STREET, SOUTH SIDE BETWEEN STOCKTON STREET AND GRANT AVENUE, LOT 33 IN ASSESSOR'S BLOCK 77; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT SEVEN DWELLING UNITS ON AN RH-3 (HOUSE, THREE-FAMILY) LOT OF APPROXIMATELY 7,140 SQUARE FEET WHEN 1,000 SQUARE FEET PER DWELLING IS REQUIRED.

(Continued from the Regular Meeting of August 12, 1982)

Note: Proposed for continuation to a later date.

Passed motion to continue to September 23, 1982.

Vote 7-0

22. 82.195U - 2260-62 MARKET STREET, NORTHWEST CORNER AT 15TH STREET, LOT 10 IN ASSESSOR'S BLOCK 3560; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A CONVERSION OF THREE DWELLING UNITS TO COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR, INCLUDING COMMERCIAL RETAIL USE AT THE GROUND LEVEL IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET WEST SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of August 12, 1982)

Note: Proposed for continuation to a later date.

Passed motion to continue to September 16, 1982.

Vote 7-0

23. 81.549ED - 1145-51 MARKET STREET NEAR 8TH STREET, LOTS 44 AND 44A IN ASSESSOR'S BLOCK 3702; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF A 13-STORY, 145,000 SQUARE FEET OFFICE AND GROUND-LEVEL RETAIL BUILDING REQUIRING DEMOLITION OF EXISTING 4-STORY BUILDING, REQUIRING DISCRETIONARY REVIEW.

(Continued from the Regular Meeting of August 12, 1982.)

Approved Resolution No. 9499 (To require an EIR)

Vote 6-0

Absent: Commissioner Salazar.

24. 81.549ED - 1145-1151 MARKET STREET NEAR 8TH STREET, LOTS 5 AND 44A IN ASSESSOR'S BLOCK 3702; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8200517 TO CONSTRUCT A 13-STORY, 189-FOOT HIGH BUILDING CONTAINING A TOTAL OF 145,000 GROSS SQUARE FEET, LOCATED IN THE C-3-G (DOWNTOWN GENERAL) AND 240-G HEIGHT AND BULK DISTRICTS

Pursuant to EIR Requirement, No action required.

5:00 P.M. (Cont)

25. 81.581EC - 870 O'FARRELL STREET AND 900 POLK STREET, NORTHEAST CORNER AT POLK STREET, A THROUGH LOT WITH FRONTAGE ON MYRTLE STREET, LOT 4 IN ASSESSOR'S BLOCK 716; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO PERMIT A PLANNED UNIT DEVELOPMENT FOR A 13-STORY RESIDENTIAL/COMMERCIAL COMPLEX CONTAINING UP TO 214 DWELLING UNITS, APPROXIMATELY 43,000 NET SQUARE FEET OF OFFICE SPACE, APPROXIMATELY 14, 200 NET SQUARE FEET OF RETAIL SPACE AND PARKING FOR 175 CARS REQUIRING EXCEPTIONS TO CITY PLANNING CODE STANDARDS FOR OFF-STREET PARKING, DWELLING UNIT DENSITY, HEIGHT ABOVE 40 FEET, BUILDING BULK AND COMMERCIAL USE ABOVE THE GROUND STORY, IN A C-2 (COMMUNITY BUSINESS) DISTRICT INITIATED FOR AN RM-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND IN AN 130-E HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of August 5, 1982).

Approved Resolution No. 9500 (To require an EIR)
Vote 6-0

Absent: Commissioner Salazar.

26. 81.581EC - 870 O'FARRELL STREET AND 900 POLK STREET, NORTHEAST CORNER AT POLK STREET, A THROUGH LOT WITH FRONTAGE ON MYRTLE STREET, LOT 4 IN ASSESSOR'S BLOCK 716; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A PLANNED UNIT DEVELOPMENT FOR THE PROJECT DESCRIBED ABOVE.
(Continued from the Regular Meeting of August 5, 1982)

Pursuant to EIR requirement, No Action required.

ADJOURNED: 9:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656

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7/16/82

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
SEPTEMBER 16, 1982
ROOM 282, CITY HALL
1:30 P.M.

DOCUMENTS DEPT.

OCT 12 1982

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PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima
and Rosenblatt.

ABSENT: Commissioner Salazar.

1:30 P.M.

1. Current Matters

A. Director's Report.

1. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR
OF PLANNING TO ENTER INTO A CONTRACT WITH DANIEL
SOLOMON & ASSOCIATES IN THE SUM OF \$12,102 TO ANALYZE
THE FEASIBILITY OF PROVIDING AFFORDABLE HOUSING IN NEW
CONSTRUCTION IN RINCON HILL.

Approved Resolution No. 9502 Vote 6-0
Absent: Commissioner Salazar

2. 333 CALIFORNIA STREET; REVIEW OF PROPOSED DESIGN
REVISIONS FOR BASE OF OFFICE BUILDING.

Passed motion to continue indefinitely.
Vote 6-0
Absent: Commissioner Salazar

3. MARKET STREET TEMPORARY NEWSTAND, 700 BLOCK MARKET
STREET, SOUTHSIDE BETWEEN 3RD AND 4TH STREETS,
OCCUPYING REDEVELOPMENT AND CITY PROPERTY, IN THE
MARKET STREET DISCRETIONARY REVIEW AREA.

Matter calendared in error - No action required.

B. Commissioners' Questions and Matters.

1:45 P.M.

2. 82.171Q - 1885 JACKSON STREET, SOUTHEAST CORNER AT GOUGH STREET, LOTS 17 AND 18 IN ASSESSOR'S BLOCK 600; REVIEW FOR CONSISTENCY WITH THE MASTER PLAN FOR A 10-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.
(Continued from the Regular Meeting of September 2, 1982)

Approved/Conditions Resolution No. 9503 Vote 5-1
Voting No: Commissioner Bierman.
Absent: Commissioner Salazar.

3. 82.63Q - 95 - 26TH AVENUE, WEST SIDE BETWEEN EL CAMINO DEL MAR AND SEA CLIFF AVENUE, LOT 9 IN ASSESSOR'S BLOCK 1305; CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of September 2, 1982)

Public testimony taken from the following:

1. Matthew Mortenyi, an attorney, representing former tenants of the building.
2. Adrienne Tapley, a former tenant of the building.
3. Dixie Saper, a former tenant of the building.
4. Timothy Tosta, an attorney, representing the applicant.

Issue:

1. That the current owner of a building could be held accountable for the actions of a previous owner.

Approved/Condition Resolution No. 9504 Vote 4-2
Voting No: Commissioners Bierman and Karasick.
Absent: Commissioner Salazar.

2:00 P.M.

4. 82.314D - 100 CLEMENT STREET, NORTHWEST CORNER AT 2ND AVENUE, LOT 18 IN ASSESSOR'S BLOCK 1431; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8204832 FOR A BANK IN A C-2 (COMMUNITY BUSINESS) DISTRICT
(Continued from the Regular Meeting of August 26, 1982)

Passed motion to take Discretionary Review.
Vote 6-0
Absent: Commissioner Salazar.

2:00 P.M. (Cont)

5. 82.314D - 100 CLEMENT STREET, NORTHWEST CORNER AT 2ND AVENUE, LOT 18 IN ASSESSOR'S BLOCK 1431; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8204832.

Approved/Condition Resolution No. 9505

Vote 6-0

Absent: Commissioner Salazar.

2:30 P.M.

6. 82.399U - 1448 HAIGHT STREET, NORTH SIDE BETWEEN ASHBURY STREET AND MASONIC AVENUE, LOT 9 IN ASSESSOR'S BLOCK 1232; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR CHANGING HOURS OF OPERATION SET BY CONDITION NO. 3 IN RESOLUTION NO. 9027 FROM 8:00 A.M. TO 7:00 P.M. TO 7:00 A.M. TO 1:00 A.M. IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE HAIGHT STREET SPECIAL USE DISTRICT.

Approved/Conditions Resolution No. 9506

Vote 6-0

Absent: Commissioner Salazar.

7. 82.380U - 1748 HAIGHT STREET, NORTHWEST CORNER AT COLE STREET, LOT 7 IN ASSESSOR'S BLOCK 1229; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A PLACE OF ENTERTAINMENT PERMIT (LIVE MUSIC) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE HAIGHT STREET SPECIAL USE DISTRICT.

Approved/Conditions Resolution No. 9507

Vote 6-0

Absent: Commissioner Salazar.

8. 82.360U - 4021 - 24TH STREET, SOUTH SIDE BETWEEN NOE AND CASTRO STREETS, LOT 30 IN ASSESSOR'S BLOCK 6507; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A FINANCIAL OFFICE IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.

Public testimony taken from the following:

1. Al Lanier, the project architect.
2. Brian Dunleavy, representing the applicant.
3. Kurt Steins, Friends of Noe Valley, in opposition.
4. Thomas Crane, Noe Valley Improvement Association, in opposition.
5. Mariam Blaustein, Friends of Noe Valley, in opposition.
6. Bonnie Jones, a 24th Street Merchant.

Issues: The degree of additional traffic generation and the ability of the street to absorb it.

2:30 P.M. (Cont)

8. (Cont) Approved/Conditions Resolution No. 9508
Vote 6-0
Absent: Commissioner Salazar

9. 82.381U - 1328 CASTRO STREET, WEST SIDE BETWEEN 24TH AND JERSEY STREETS, LOT 4 IN ASSESSOR'S BLOCK 6506; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.

Passed motion of intent to approve and continued for one (1) week.

Vote 6-0

Absent: Commissioner Salazar

10. 82.264U - 3917 - 24TH STREET, SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOT 38 IN ASSESSOR'S BLOCK 6508; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT EXPANSION INCLUDING A DECK AND ACCESSORY OFFICE SPACE TO RESTAURANT ON SECOND FLOOR IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.

Note: Applicant requests postponement to September 30, 1982.

Public testimony taken from the following:

1. Howard Waxler, an attorney, representing the applicant.
2. Paul Goorjian, an attorney, in opposition.
3. Fred Methner, a neighborhood resident, in opposition.
4. Thomas Crane, representing the Noe Valley Merchants Association.
5. Marian Blaustein, representing the Friends of Noe Valley, in opposition.
6. Peggy Leonard, a Jersey Street resident, in opposition.
7. Kurt Steins, representing Friends of Noe Valley, in opposition.
8. Ellen Hunter
9. Joel Coopersmith, the applicant.

Issues:

1. The appropriateness of the restaurants' expansion given its proximity to a residential district.

2:30 P.M. (Cont)

10. (Cont) Passed motion to continue to October 7, 1982.
Vote 6-0
Absent: Commissioner Salazar.

11. 82.143U - 4026½ - 24TH STREET, NORTH SIDE BETWEEN NOE AND CASTRO STREETS, LOT 11 IN ASSESSOR'S BLOCK 3656; REQUEST FOR REVOCATION OF SPECIAL USE AUTHORIZATION OF A HEALTH SPA EXPANSION ON SECOND FLOOR IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.

Passed motion to continue to September 30, 1982.
Vote 6-0
Absent: Commissioner Salazar.

12. 82.341U - 544 CASTRO STREET, WEST SIDE BETWEEN 18TH AND 19TH STREETS, LOT 7 IN ASSESSOR'S BLOCK 2615; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR RESTAURANT EXPANSION ON SECOND FLOOR (CONVERSION OF A DWELLING UNIT) AND INCREASING THE SEATING OCCUPANCY TO ALLOW MORE THAN 50 PERSONS (FROM F-2 TO B-3) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE CASTRO STREET SPECIAL USE DISTRICT.

Approved/Conditions Resolution No. 9509
Vote 6-0
Absent: Commissioner Salazar

13. 82.195U - 2260-2262 MARKET STREET, NORTHWEST CORNER AT 15TH STREET LOT 10 IN ASSESSOR'S BLOCK 3560; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A CONVERSION OF 3 DWELLING UNITS TO COMMERCIAL RETAIL USE AT THE GROUND LEVEL IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET WEST SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of September 2, 1982)

Passed motion to continue to October 7, 1982
Vote 6-0
Absent: Commissioner Salazar.

3:30 P.M.

14. 82.245EVC - 1850 POLK STREET, SOUTHEAST CORNER AT JACKSON STREET, LOT 17 IN ASSESSOR'S BLOCK 597; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO EXCEED THE BULK LIMITATIONS APPLICABLE ABOVE 40 FEET OF THE 65-A HEIGHT AND BULK DISTRICT TO CONSTRUCT A 5-STORY, APPROXIMATELY 52,500 SQUARE-FOOT, 24-UNIT CONDOMINIUM WITH APPROXIMATELY 10,000 SQUARE FEET OF GROUND-FLOOR RETAIL SPACE AND AN APPROXIMATELY 42-CAR GARAGE.

Approved/Conditions Resolution No. 9510

Vote 6-0

Absent: Commissioner Salazar

4:00 P.M.

15. 82.150TZE - BLOCKS BOUNDED BY MASON STREET ON THE WEST, LOMBARD STREET ON THE NORTH, GRANT AVENUE ON THE EAST AND BROADWAY STREET ON THE SOUTH; RESOLUTION BY THE CITY PLANNING COMMISSION DETERMINING THAT THE PROPOSED RECLASSIFICATION INITIATED BY THE BOARD OF SUPERVISORS TO ESTABLISH TEMPORARY PROHIBITION OF NEW FINANCIAL INSTITUTIONS IS FOR A MAJOR SUB-AREA OF THE CITY THEREBY ESTABLISHING UNDER SECTION 302(e)1 OF THE CITY PLANNING CODE, ONE YEAR EXTENSION OF THE CURRENT ONE YEAR INTERIM CONTROL OVER PERMIT APPLICATIONS FOR FINANCIAL INSTITUTIONS WHILE THE RECLASSIFICATION IS BEING CONSIDERED BY THE CITY.

Passed motion to continue to September 23, 1982

Vote 6-0

Absent: Commissioner Salazar

16. 81.195EC - 388 MARKET STREET, THE BLOCK BOUNDED BY MARKET, PINE AND FRONT STREETS, LOTS 1 AND 2 IN ASSESSOR'S BLOCK 265; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR BONUS FLOOR AREA OF UP TO 85,900 SQUARE FEET, TO BE UTILIZED FOR RESIDENTIAL USE ONLY AND EXCEPTIONS TO THE BULK LIMITS AS PART OF A MIXED USE RESIDENTIAL, RETAIL AND OFFICE PROJECT OF 26 STORIES IN HEIGHT, 7 FLOORS OF WHICH WOULD BE RESIDENTIAL, IN A C-3-0 (DOWNTOWN OFFICE) AND 600-I HEIGHT AND BULK DISTRICT.
Note: Proposed for continuation to September 30, 1982.

Passed motion to continue to September 30, 1982.

Vote 6-0

Absent: Commissioner Salazar

5:00 P.M.

17. 81.673EAC - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, LOT 16 IN ASSESSOR'S BLOCK 176; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF A 6-STORY COMMERCIAL BUILDING WITH 3 LEVELS OF BELOW-GRADE PARKING FOR 103 CARS, REQUIRING DEMOLITION OF A ONE-STORY PARKING GARAGE, WITH 11,600 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE FEET OF RETAIL SPACE AND 49,000 SQUARE FEET OF OFFICE SPACE.

(Continued from the Regular Meeting of August 26, 1982)

Passed motion to continue to October 14, 1982.

Vote 6-0

Absent: Commissioner Salazar.

18. 81.673EAC - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, LOT 16 IN ASSESSOR'S BLOCK 176; APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR A NEW 6-STORY COMMERCIAL BUILDING LOCATED IN THE JACKSON SQUARE HISTORIC DISTRICT, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD FOR APPROVAL.

(Continued from the Regular Meeting of August 26, 1982)

Passed motion to continue to October 14, 1982.

Vote 6-0

Absent: Commissioner Salazar.

19. 81.673EAC - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, LOT 16 IN ASSESSOR'S BLOCK 176; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR: (1) BELOW-GRADE PARKING FOR APPROXIMATELY 103 CARS IN THE WASHINGTON-BROADWAY SPECIAL USE DISTRICT NO. 1 AND (2) TO EXCEED THE BUILDING BULK LIMITATIONS IN A 65-A HEIGHT AND BULK DISTRICT, TO CONSTRUCT A 6-STORY COMMERCIAL BUILDING OF APPROXIMATELY 124,000 GROSS SQUARE FEET OF COMBINED RESTAURANT, RETAIL AND OFFICE USES, LOCATED IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

(Continued from the Regular Meeting of August 26, 1982)

Passed motion to continue to October 14, 1982.

Vote 6-0

Absent: Commissioner Salazar.

5:00 P.M. (Cont)

19. (Cont)

Public testimony taken from the following:

1. Grant DeHart, representing the Foundation for San Francisco's Architectural Heritage, in opposition.
2. Sue Hestor, representing San Franciscans for Reasonable Growth, in opposition.
3. Howard Wexler, and attorney, representing the project sponsor.
4. Howard Johnson, the project Architect.
5. G.B. Platt, past president of The Lanmarks Preservation Advisory Board.

Issues:

1. Design of the proposed building.
2. Compatibility of the proposed design with the Jackson Square Historic District.

Adjourned: 9:40 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

SF
C55
#21

9/23/82

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
SEPTEMBER 23, 1982
ROOM 282, CITY HALL

DOCUMENTS DEPT.

DEC 10 1982

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PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Rosenblatt, and Salazar.

ABSENT: Commissioner Nakashima.

11:30 A.M.

Executive Session - TO CONFER WITH COUNSEL ON PENDING AND POSSIBLE LITIGATION.

Completed.

12:00 NOON - FIELD TRIP

Field Trip - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE CONSIDERATION BY THE CITY PLANNING COMMISSION.

Cancelled.

1:30 P.M.

1. Current Matters

A. Director's Report.

1. 5 FREMONT STREET OFFICE PROJECT, INFORMATION CONCERNING DESIGN CHANGES TO RETAIL PAVILLION.

Informational Presentation Only - No Action Required.

2. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO SUBMIT A REQUEST FOR A SUPPLEMENTAL BUDGET APPROPRIATION NOT TO EXCEED \$12,500 TO PROVIDE A SECOND TELEPHONE OPERATOR FOR THE IMPLEMENTATION (ZONING) DIVISION OF THE DEPARTMENT.

Approved Resolution No. 9511 Vote 5-0

Absent: Commissioner Nakashima and Salazar.

3. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO SUBMIT A REQUEST FOR A SUPPLEMENTAL BUDGET APPROPRIATION NOT TO EXCEED \$330,000 TO PROVIDE FUNDING FOR CERTAIN ACTIVITIES NOT SUFFICIENTLY FUNDED BY THE PROPOSED 1983 OHCD BUDGET.

1:30 P.M. (Cont)

3.A. (Cont) Approved Resolution No. 9512 Vote 5-0
Absent: Commissioner Nakashima and Salazar.

4. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO A CONTRACT WITH THE UNIVERSITY OF CALIFORNIA FOR AN AMOUNT NOT TO EXCEED \$1,000 FOR USE OF WORK STUDY STUDENTS.

Approved Resolution No. 9513 Vote 5-0
Absent: Commissioner Nakashima and Salazar

5. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO ENTER INTO A CONTRACT WITH THE CALIFORNIA ENVIRONMENTAL INTERN PROGRAM FOR AN AMOUNT NOT TO EXCEED \$6,000 TO SUPPLEMENT THE FUNDING OF INTERNS PROVIDED BY THE PROGRAM.

Approved Resolution No. 9514 Vote 5-0
Absent: Commissioner Nakashima and Salazar.

B. Commissioners' Questions and Matters.

2:00 P.M.

2. 82.397R - 2055 LOMBARD STREET, MID-BLOCK ON THE SOUTH SIDE BETWEEN WEBSTER AND FILLMORE STREETS; REVIEW FOR CONSISTENCY WITH MASTER PLAN OF TEMPORARY USE OF PUBLIC PROPERTY (YERBA BUENA SCHOOL YARD) FOR PUBLIC PARKING IN A (P) (PUBLIC USE) DISTRICT.

Passed motion finding Master Plan Conformity.
Vote 5-0
Absent: Commissioners Nakashima and Salazar.

3. 82.381U - 1328 CASTRO STREET - APPROVAL OF RESOLUTION APPROVING A SPECIAL USE RESTAURANT IN THE 24TH STREET/NOE VALLEY SPECIAL USE DISTRICT.

Approved/Conditions Resolution No. 9515
Vote 5-0
Absent: Commissioners Nakashima and Salazar.

2:15 P.M.

4. 82.400C - 417 - 14TH STREET, SOUTH SIDE BETWEEN VALENCIA AND GUERRERO STREETS, LOT 31 IN ASSESSOR'S BLOCK 3546; TO PERMIT THE TRANSFER OF A NON-CONFORMING SILK SCREENING FACILITY TO A NEW OPERATOR IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved/Conditions Resolution No. 9516

Vote 5-0

Absent: Commissioners Nakashima and Salazar

5. 82.355Q - 2186 VALLEJO STREET, NORTH SIDE BETWEEN WEBSTER AND BUCHANAN STREETS, LOT 16 IN ASSESSOR'S BLOCK 556; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 5-UNIT (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to October 14, 1982.

Vote 6-0

Absent: Commissioner Nakashima.

6. 82.327Q - 1435 BAY STREET, SOUTH SIDE BETWEEN LAGUNA AND OCTAVIA STREETS, LOT 1A IN ASSESSOR'S BLOCK 471; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Passed motion to continue to October 14, 1982.

Vote 6-0

Absent: Commissioner Nakashima

7. 82.279Q - 3734-36 BRODERICK STREET, EAST SIDE BETWEEN MARINA BOULEVARD AND JEFFERSON STREET, LOT 17 IN ASSESSOR'S BLOCK 911; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION AND FOR CONSIDERATION OF A PROPOSED EXCEPTION FROM MODERATE-INCOME PRICE RESTRICTIONS OF SUBDIVISION CODE SECTION 1341 IN AN RH-2 (HOUSE, TWO FAMILY) DISTRICT. (JOINT HEARING WITH DEPARTMENT OF PUBLIC WORKS)

NOTE: Proposed for continuation to October 14, 1982.

Passed motion to continue to October 14, 1982.

Vote 6-0

Absent: Commissioner Nakashima.

2:15 P.M. (Cont)

8. 82.257C - 4047-49 20TH STREET (LIBERTY TERRACE), SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOTS 84 AND 85 IN ASSESSOR'S BLOCK 3604; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR TWO DWELLING UNITS (THE FINAL PHASE OF A 11-LOT SUBDIVISION AUTHORIZED UNDER THE NOW-EXPIRED CU63.19), IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT AND THE DOLORES HEIGHTS SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of August 5, 1982)

NOTE: Proposed for continuation to October 21, 1982.

Passed motion to continue to October 21, 1982.

Vote 6-0

Absent: Commissioner Nakashima.

9. 81.178C - 475 LOMBARD STREET, SOUTH SIDE BETWEEN STOCKTON STREET AND GRANT AVENUE, LOT 33 IN ASSESSOR'S BLOCK 77; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT SEVEN DWELLING UNITS ON AN RH-3 (HOUSE, THREE-FAMILY) LOT OF APPROXIMATELY 7,140 SQUARE FEET PER DWELLING IS REQUIRED.

(Continued from the Regular Meeting of September 2, 1982)

Public testimony taken from the following:

1. John B. Molinari, an attorney, representing the project sponsor.
2. Ed McEckron and Bruce Ross, representing the project architect.
3. Sara Keinhardt, member of the Telegraph Hill Dwellers, in support.
4. Bob Mayer, a neighborhood resident, in support.
5. David Capron, a neighborhood resident, in support.
6. Marjorie Holmes, an attorney, representing Earl and Irene Cecehini, neighborhood residents, in opposition.
7. Ben McClinton, a neighborhood resident, in opposition.
8. Robert Morrill, neighborhood resident, in opposition.
9. Christopher Cara, neighborhood resident, in opposition.
10. Herb Kosovitz, neighborhood resident, in opposition.
11. Earl Cecehini, " " " "
12. Paul Gaspari, " " " "

2:15 P.M. (Cont)

9. (Cont)
13. Rosemary Jones, a neighborhood resident, in opposition.
 14. Dante Cecehini, a neighborhood resident, in opposition.
 15. Jeffrey Bernstein, a neighborhood resident, in opposition.
 16. Kurt Gentry, a neighborhood resident, in opposition.
 17. Gregory Jones, a neighborhood resident, in opposition.
 18. Rosemary Jones, a neighborhood resident, in opposition.
 19. Bruce Ross, a neighborhood resident, in opposition.
 20. Robert Morrill, a neighborhood resident, in opposition.

Issues:

1. The extent of view blockage to result from the proposal.
2. The degree of density appropriate for the site.

Passed motion to continue to October 14, 1982.

Vote 6-0

Absent: Commissioner Nakashima

10. 82.363L - CONSIDERATION OF THE FEDERAL RESERVE BANK BUILDING AT 400 SANSOME STREET, LOT 3 IN ASSESSOR'S BLOCK 229, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of September 2, 1982).

Passed motion to continue to October 28, 1982.

Vote 6-0

Absent: Commissioner Nakashima.

2:15 P.M. (Cont)

11. 82.334L - CONSIDERATION OF THE NORTHEAST WATERFRONT, BEING THAT AREA BOUNDED BY THE EMBARCADERO ON THE EAST, BROADWAY ON THE SOUTH, TELEGRAPH HILL ON THE WEST AND UNION STREET ON THE NORTH, COMPRISING LOTS 1, 6 AND 5 IN ASSESSOR'S BLOCK 140; LOTS 2, 3B, 8, 11, 12 AND 13 IN BLOCK 141; LOTS 1, 2, 3, 5, 6, 8 AND 9 IN BLOCK 142; LOTS 1 AND 2 IN BLOCK 143; LOT 1 IN BLOCK 132; LOTS 1, 2, 3, 7, 8 AND 9 IN BLOCK 135; 138, 139 AND 110; LOT 1 THROUGH 4 IN BLOCK 111; LOTS 1, 2, 3, 5, 7, 8 AND 9 IN BLOCK 112; AND THOSE PORTIONS OF LOTS 6, 39, 40 AND 41 IN BLOCK 113 WITHIN THE C-2 ZONING FRONTING ON SANSOME STREET; ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDINGS AND SITE AS AN HISTORIC DISTRICT PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.
(Continued from the Regular Meeting of August 26, 1982)

Approved Resolution No. 9517 Vote 5-1
Voting No: Commissioner Karasick
Absent: Commissioner Nakashima

4:00 P.M.

12. 82.328E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR INSTALLATION OF OVERHEAD WIRING NECESSARY FOR THE EXTENSION OF THE NO. 6 PARNASSUS TROLLEY COACH FROM ITS PRESENT TERMINUS AT 14TH AVENUE AND QUINTARA TO THE WEST PORTAL STATION VIA 14TH AVENUE, TARAVAL STREET, LENIX WAY, ULLOA STREET AND BACK TO TARAVAL STREET ON WAWONA.

Note: Proposed for continuation to September 30, 1982.

Passed motion to continue to September 30, 1982.

Vote 4-0

Absent: Commissioners Klein, Nakashima and Salazar.

4:00 P.M. (Cont)

13. 82.91CE - 750 BUSH STREET, NORTH SIDE BETWEEN POWELL AND MASON STREETS, LOT 7 IN ASSESSOR'S BLOCK 273; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A STRUCTURE OVER 40 FEET (16 STORIES) AND FOR 60 DWELLING UNITS WITH 60 OFF-STREET PARKING SPACES WHERE MORE THAN 23 SPACES WOULD REQUIRE CONDITIONAL USE AUTHORIZATION IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND A 160-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of August 26, 1982)

Public testimony taken from the following:

1. James Meyer, traffic consultant for the proposed project.
2. Donald McDonald, the Project Architect.
3. Mel Dagovitz, neighborhood resident, in opposition.
4. Andrew Butler, representing the NOBHILL Neighbors, in opposition.
5. Donald Sullivan, neighborhood resident, in opposition.
6. Carolyn Morrisison, neighborhood resident, in opposition.

Issues:

1. The appropriateness of the density proposed for the project.
2. The appropriateness of the height of the proposed project and the possible impacts of shadowing resulting from the project.
3. The adequacy of parking proposed for the project.

Passed motion to continue to November 4, 1982.

Vote 6-0

Absent: Commissioner Nakashima.

14. 82.150TZE - BLOCKS BOUNDED BY MASON STREET ON THE WEST, LOMBARD STREET ON THE NORTH, GRANT AVENUE ON THE EAST AND BROADWAY ON THE SOUTH; RESOLUTION BY CITY PLANNING COMMISSION DETERMINING THAT THE PROPOSED RECLASSIFICATION INITIATED BY THE BOARD OF SUPERVISORS TO ESTABLISH TEMPORARY PROHIBITION OF NEW FINANCIAL INSTITUTIONS IS FOR A MAJOR SUB-AREA OF THE CITY THEREBY ESTABLISHING UNDER SECTION 302(e)1 OF THE CITY PLANNING CODE, 1 YEAR EXTENSION OF THE CURRENT ONE YEAR INTERIM CONTROL OVER PERMIT APPLICATIONS IS BEING CONSIDERED BY THE CITY.
(Continued from the Regular Meeting of September 16, 1982)

4:00 P.M. (Cont)

14. (Cont)

Approved

Resolution No. 9518

Vote 6-0

Absent: Commissioner Nakashima

ADJOURNED: 7:40 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE
ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINIS-
TRATIVE SECRETARY, CITY PLANNING COMMISSION AT
558-4656.

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30/82

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
SEPTEMBER 30, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

OCT 19 1982

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PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kellerher, Klein, Nakashima
Salazar and Rosenblatt.

ABSENT: None.

1:00 P.M.

1. Current Matters

A. Director's Report.

1. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR
OF PLANNING TO ENTER INTO A CONTRACT WITH THE GOLDEN
GATE UNIVERSITY FOR AN AMOUNT NOT TO EXCEED \$1,000 FOR
USE OF WORK STUDY STUDENTS.

Approved Resolution No. 9519 Vote 5-0
Absent: Commissioners Klein and Salazar

B. Commissioners' Questions and Matters.

1:30 P.M.

2. 82.465D - 700-768 - 7TH STREET, PORTION OF BLOCK BOUNDED BY
TOWNSEND, 7TH AND KING STREETS, LOT 1 IN ASSESSOR'S
BLOCK 3799; CONSIDERATION OF DISCRETIONARY REVIEW
OF BUILDING PERMIT APPLICATION NO. 8204111; FORMER
BAKER & HAMILTON WHOLESALE HARDWARE WAREHOUSE, TO
CONVERT THE EXISTING APPROXIMATELY 225,000 SQUARE-
FOOT WHOLESALE HARDWARE USE TO A WHOLESALE SHOWROOM
FACILITY IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT.

Passed motion to take Discretionary Review
Vote 6-0
Absent: Commissioner Klein

3. 82.465D - 700-768 - 7TH STREET, PORTION OF BLOCK BOUNDED BY
TOWNSEND, 7TH AND KING STREETS, LOT 1 IN ASSESSOR'S
BLOCK 3799; DISCRETIONARY REVIEW OF BUILDING PERMIT
APPLICATION NO. 8204111; FORMER BAKER & HAMILTON
WHOLESALE HARDWARE WAREHOUSE, TO CONVERT THE EXISTING
APPROXIMATELY 225,000 SQUARE-FOOT WHOLESALE HARDWARE
USE TO A WHOLESALE SHOWROOM FACILITY IN AN M-1 (LIGHT
INDUSTRIAL) DISTRICT.

1:30 P.M. (Cont)

3. (Cont) Passed motion to continue to October 7, 1982.
Vote 7-0

4. 82.288E - 261 VALENCIA NEAR 14TH STREET, LOT 73 IN ASSESSOR'S BLOCK 3532; APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR DEMOLITION OF EXISTING VACANT 32-UNIT, 3-STORY APARTMENT BUILDING FOR EVENTUAL CONSTRUCTION OF ADDITIONAL CHURCH BUILDINGS.

Note: Proposed for continuation to October 14, 1982.

Passed motion to continue to October 14, 1982. Vote 7-0

5. 82.437TZE - BLOCKS BOUNDED ON THE EAST BY THE EAST SIDE OF KEARNY STREET AND THE WEST SIDE OF COLUMBUS AVENUE, ON THE WEST BY THE EAST SIDE OF POWELL STREET, ON THE NORTH BY THE SOUTH SIDE OF BROADWAY, AND ON THE SOUTH BY THE NORTH SIDE OF CALIFORNIA STREET; RESOLUTION BY THE CITY PLANNING COMMISSION DETERMINING THAT THE PROPOSED RECLASSIFICATION INITIATED BY THE BOARD OF SUPERVISORS TO ESTABLISH TEMPORARY PROHIBITION OF NEW FINANCIAL INSTITUTIONS IS FOR A MAJOR SUB-AREA OF THE CITY THEREBY ESTABLISHING UNDER SECTION 302(e)1 OF THE CITY PLANNING CODE A ONE-YEAR EXTENSION OF THE CURRENT ONE-YEAR INTERIM CONTROL OVER PERMIT APPLICATIONS FOR FINANCIAL INSTITUTIONS WHILE THE RECLASSIFICATION IS BEING CONSIDERED BY THE CITY.

Approved Resolution No. 9520 Vote 7-0

6. 81.195EC - 388 MARKET STREET, THE BLOCK BOUNDED BY MARKET, PINE AND FRONT STREETS, LOTS 1 AND 2 IN ASSESSOR'S BLOCK 265; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR BONUS FLOOR AREA OF UP TO 85,900 SQUARE FEET, TO BE UTILIZED FOR RESIDENTIAL USE ONLY AND EXCEPTIONS TO THE BULK LIMITS AS PART OF A MIXED USE RESIDENTIAL, RETAIL AND OFFICE PROJECT OF 26 STORIES IN HEIGHT, 7 FLOORS OF WHICH WOULD BE RESIDENTIAL, IN A C-3-0 (DOWNTOWN OFFICE) AND 600-I HEIGHT AND BULK DISTRICT. (Continued from the Regular Meeting of September 16, 1982)

Note: Proposed for continuation to October 7, 1982.

Passed motion to continue to October 7, 1982.
Vote 7-0

2:30 P.M.

7. 82.143U - 4026½ - 24TH STREET, NORTH SIDE BETWEEN NOE AND CASTRO STREETS; LOT 11 IN ASSESSOR'S BLOCK 3656; REVOCATION OF SPECIAL USE AUTHORIZATION OF A HEALTH SPA EXPANSION ON SECOND FLOOR IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE NOE VALLEY SPECIAL USE DISTRICT.

(Continued from the Regular Meeting of September 16, 1982)

Disapproved Resolution No. 9521 Vote 4-3
Voting No: Commissioner Karasick, Kelleher and
Rosenblatt.

8. 81.609ED - 399 BUENA VISTA EAST (FORMER ST. JOSEPH'S COLLEGE OF NURSING BUILDING), SOUTHEAST SIDE BETWEEN PARK HILL AVENUE AND UPPER TERRACE, LOTS 23 AND 99 IN ASSESSOR'S BLOCK 2607; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT TO INCLUDE 40 LIVING UNITS, APPROXIMATELY 17, 500 SQUARE FEET OF OFFICE SPACE AND 16 PARKING SPACES IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of August 12, 1982)

Approved/Conditions Resolution No. 9522 Vote 7-0

9. 82.375C - 1800 BLOCK OF OCEAN AVENUE (OCEAN TERRACE), NORTHWEST CORNER AT DORADO TERRACE, LOTS 3 AND 88 IN ASSESSOR'S BLOCK 3283; A FINAL DESIGN REVIEW AS PER GENERAL CONDITION #2 OF RESOLUTION NO. 9489 ON AUGUST 26, 1982, FOR A PLANNED UNIT DEVELOPMENT FOR A RESIDENTIAL/COMMERCIAL SUBDIVISION CONSISTING OF UP TO 56 DWELLING UNITS AND 112 PARKING SPACES TO BE CONSTRUCTED OVER A SUPERMARKET WITH ENCLOSED PARKING.

Passed motion approving final design.
Vote 7-0

2:30 P.M. (Cont)

10. 81.403ED - 814-828 STOCKTON STREET, BETWEEN SACRAMENTO AND CLAY STREETS, AND ABUTTING HANG AH ALLEY, AND PAGODA PLACE, LOT 14 IN ASSESSOR'S BLOCK 225; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8207774-S IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA TO CONSTRUCT A 12-STORY BUILDING CONTAINING 29 RESIDENTIAL CONDOMINIUMS, 3,470 SQUARE FEET OF OFFICE SPACE, 3,260 SQUARE FEET OF RETAIL SPACE IN THE C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND 160-F HEIGHT AND BULK DISTRICT.

Passed motion to continue to November 4, 1982.

Vote 7-0

3:00 P.M.

11. 82.328E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR INSTALLATION OF OVERHEAD WIRING NECESSARY FOR THE EXTENSION OF THE NO. 6 PARNASSUS TROLLEY COACH FROM ITS PRESENT TERMINUS AT 14TH AVENUE AND QUINTARA TO THE WEST PORTAL STATION VIA 14TH AVENUE, TARAVAL STREET, LENOX WAY, ULLOA STREET AND BACK TO TARAVAL STREET ON WAWONA.

Public testimony taken from the following:

1. Peter Strauss, representing the San Francisco Municipal Railway
2. Susan Chelone, representing the San Francisco Municipal Railway.
3. Nunzio Jay Camaro, a neighborhood resident
4. Lane Delara, a neighborhood resident.
5. Jack Franquel, a neighborhood resident.
6. Walter Haille, a neighborhood resident.
7. Bernedette Rankin, a neighborhood resident.
8. Richard Moss, a neighborhood resident.
9. Eugene Croziski, a neighborhood resident.
10. Evelyn Mullen, a neighborhood resident.
11. Terri Pucchanelli, a neighborhood resident.
12. Hugh Bell, representing the Sunset Heights Association of Responsible People.
13. Harold Strassner, a neighborhood resident.
14. Sam Duca, a neighborhood resident.
15. Hugh McGuire, a neighborhood resident.
16. Don Darby, a neighborhood resident.

3:00 P.M. (Cont)

11. (Cont) 17. Gail Bloom, representing the Department of City Planning.
18. Barbara Sahm, representing the Department of City Planning.

Passed a motion to close the public hearing, and to continue to October 14, 1982.

Vote 5-0

Absent: Commissioner Klein and Salazar.

Adjourned: 7:30 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
OCTOBER 7, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

APR 7 1983

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PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima,
Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE CONSIDERATION
BY THE CITY PLANNING COMMISSION.

Cancelled.

1:00 P.M.

1. Current Matters

A. Director's Report

CONSIDERATION OF A RESOLUTION OF INTENT TO INITIATE AN AMENDMENT TO
THE CITY PLANNING CODE SECTION 127(b) TO PROVIDE THAT A LOT IN THE
C-3-0 DISTRICT OCCUPIED BY A DESIGNATED CITY LANDMARK IS DEEMED TO BE
ADJACENT TO ANY LOT WHICH WOULD ABUT SUCH LANDMARK LOT ALONG A SIDE
OR REAR LOT LINE IF THE LANDMARK LOT AND THE TRANSFEREE LOT WERE NOT
SEPARATED SOLELY BY A STREET, THEREBY INCREASING THE OPPORTUNITY TO
TRANSFER PERMITTED BASIC GROSS FLOOR AREA (DEVELOPMENT RIGHTS).

Approved Resolution No. 9523 Vote 6-0

Absent: Commissioner Salazar

B. Commissioners' Questions and Matters

1:30 P.M.

2. 82.465D - 700-768 - 7TH STREET, PORTION OF BLOCK BOUNDED BY TOWNSEND,
7TH AND KING STREETS, LOT 1 IN ASSESSOR'S BLOCK 3799; DISCRETIONARY
REVIEW OF BUILDING PERMIT APPLICATION NO. 8204111; FORMER BAKER &
HAMILTON WHOLESALE HARDWARE WAREHOUSE; TO CONVERT THE EXISTING
APPROXIMATELY 225,000 SQUARE-FOOT WHOLESALE HARDWARE USE TO A
WHOLESALE SHOWROOM FACILITY IN AN M-1 (LIGHT INDUSTRIAL) DISTRICT.
(Continued from the Regular Meeting of September 30, 1982)

Approved/Conditions Resolution No. 9524 Vote 6-0

Absent: Commissioner Salazar

1:30 P.M. (Cont)

3. EE81.11 - 25TH STREET AND CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO CONSTRUCT ON VACANT LOT 33 DWELLING UNITS IN 8 BUILDINGS WITH 43 PARKING SPACES IN COMMON GARAGE UNDER 3 OF THE BUILDINGS WITH ACCESS FROM 24TH STREET AND FROM CLIPPER STREET, REQUIRING CONDITIONAL USE AUTHORIZATION.

(Continued from the Regular Meeting of July 15, 1982)

Passed motion to continue to November 4, 1982.

Vote 6-0

Absent: Commissioner Salazar

4. 82.44R - 25TH STREET AND CLIPPER STREET AT HOMESTEAD STREET, LOT 17 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; PROPOSED SALE OF PROPERTY IN A P (PUBLIC USE) DISTRICT.
- (Continued from the Regular Meeting of July 15, 1982)

Passed motion to continue to November 4, 1982.

Vote 6-0

Absent: Commissioner Salazar

5. CU81.4 - SOUTH SIDE OF 25TH STREET, CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 17, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT, WITH MODIFICATION TO DENSITY, OPEN SPACE AND OFF-STREET PARKING PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SPACES IN RH-2 (HOUSE, TWO-FAMILY) AND 40-X HEIGHT AND BULK DISTRICTS. A 5-FOOT WIDE STRIP OF LAND ADJOINING THE CLIPPER STREET PROPERTY LINE AND PRESENTLY OWNED BY THE CITY MAY BE A PART OF THE DEVELOPMENT.

(Continued from the Regular Meeting of July 15, 1982)

Public testimony taken from the following:

1. Harold Robner, the project sponsor.
2. Al Hine, the project architect.
3. Jane Brady, a neighborhood resident, in opposition.
4. Isabelle Malloy, a neighborhood resident, in opposition.
5. Kurt Steins, a neighborhood resident, in opposition.

Passed motion to continue to November 4, 1982.

Vote 6-0

Absent: Commissioner Salazar

1:30 P.M. (Cont)

6. NORTH SIDE OF CLIPPER STREET, LOT 17 IN ASSESSOR'S BLOCK 6543; CONSIDERATION OF A RESOLUTION TO INITIATE RECLASSIFICATION FROM P (PUBLIC USE) DISTRICT TO RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of July 15, 1982)

Passed motion to continue to November 4, 1982.

Vote 6-0

Absent: Commissioner Salazar

2:00 P.M.

7. EE81.61 - 115-135 MAIN STREET, OFFICE BUILDING, LOTS 12 AND 13 IN ASSESSOR'S BLOCK 3717; PUBLIC HEARING ON A SUPPLEMENTAL DRAFT ENVIRONMENTAL IMPACT REPORT FOR CONSTRUCTION ON A 18,906.25 SQUARE-FOOT VACANT LOT OF A 22-STORY, 340-FOOT HIGH OFFICE BUILDING WITH 264,000 SQUARE FEET OF FLOOR AREA, GROUND FLOOR RETAIL SPACE AND SUBSURFACE PARKING FOR 22 CARS, REQUIRING DISCRETIONARY REVIEW.

NOTE: A certified Court Reporter was present. An official transcript has been made and is available for reference purposes in the files of the Department of City Planning.

Passed motion to close the public hearing.

Vote 6-0

Absent: Commissioner Salazar

8. 81.195EC - 388 MARKET STREET, THE BLOCK BOUNDED BY MARKET, PINE AND FRONT STREETS, LOTS 1 AND 2 IN ASSESSOR'S BLOCK 265; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR BONUS FLOOR AREA OF UP TO 85,900 SQUARE FEET, TO BE UTILIZED FOR RESIDENTIAL USE ONLY AND EXCEPTIONS TO THE BULK LIMITS AS PART OF A MIXED USE RESIDENTIAL, RETAIL AND OFFICE PROJECT OF 26 STORIES IN HEIGHT, 7 FLOORS OF WHICH WOULD BE RESIDENTIAL, IN C-3-0 (DOWNTOWN OFFICE) AND 600-I HEIGHT AND BULK DISTRICTS.
(Continued from the Regular Meeting of September 30, 1982)

NOTE: PROPOSED FOR CONTINUATION TO NOVEMBER 4, 1982.

Passed motion to continue to November 4, 1982.

Vote 6-0

Absent: Commissioner Salazar

2:45 P.M.

9. 82.264U - 3917 - 24TH STREET, SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOT 38 IN ASSESSOR'S BLOCK 6508; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT EXPANSION TO PERMIT INCREASE OF OCCUPANCY FROM F-2 (LESS THAN 50 PERSONS) TO B-3 (MORE THAN 50 PERSONS), INCLUDING ADDITION OF A DECK IN THE REAR OF THE BUILDING AND ACCESSORY OFFICE SPACE TO RESTAURANT ON SECOND FLOOR IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE 24TH STREET/NOE VALLEY SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of September 16, 1982)

Passed motion to continue to October 28, 1982.

Vote 7-0

10. 82.195U - 2260-2262 MARKET STREET, NORTHWEST CORNER AT 15TH STREET, LOT 10 IN ASSESSOR'S BLOCK 3560; REQUEST FOR AUTHORIZATION OF SPECIAL USE TO PERMIT A CONVERSION OF THREE DWELLING UNITS TO COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR, INCLUDING COMMERCIAL RETAIL USE AT THE GROUND LEVEL IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER MARKET WEST SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of September 16, 1982)

Passed motion of intent to approve and to continue to October 14, 1982.

Vote 7-0

3:00 P.M.

11. 82.106BEV - HAMERTON AVENUE, BOTH SIDES, FIRST 100 FEET SOUTH OF BOSWORTH STREET, ADJOINING PEDESTRIAN STAIRWAY AND ADJOINING LOT 1 IN ASSESSOR'S BLOCK 6760 AND LOT 26 IN ASSESSOR'S BLOCK 6759; REQUEST TO MODIFY REQUIRED SETBACK LINES.

Approved Resolution No. 9525 Vote 6-0

Absent: Commissioner Salazar

12. 82.331EZ - NORTH POINT STREET, NORTH SIDE BETWEEN LARKIN AND HYDE STREETS, LOTS 4C, 4E, 4F, 5 AND 6 IN ASSESSOR'S BLOCK 25; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT TO AN RC-2 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE DENSITY) DISTRICT.

Public testimony taken from the following:

1. Ed Wynn, an Attorney, representing the applicant.
2. Thomas J. Williams, a neighborhood resident, in opposition.
3. Dan Rolfs, a neighborhood resident, in opposition.
4. Tom Kurtain, representing the North Point Association, in opposition.

Disapproved Resolution No. 9526 Vote 7-0

3:00 P.M. (Cont)

13. 82.357C - POST STREET, NORTHEAST CORNER AT KEARNY STREET, LOTS 1A, 2, 4-8 AND 14-16 IN ASSESSOR'S BLOCK 292; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT AN EARTH SATELLITE ANTENNA WITHIN A C-3-0 (DOWNTOWN OFFICE) DISTRICT AND WITHIN 1,000 FEET OF A RESIDENTIAL DISTRICT.

Approved/Conditions Resolution No. 9527 Vote 7-0

14. 82.369VC - 1068 HOWARD STREET, NORTH SIDE BETWEEN RUSS ALLEY AND 7TH STREET, LOT 25 IN ASSESSOR'S BLOCK 3726; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR CONVERSION OF EXISTING HOTEL TO AN APARTMENT HOUSE IN A C-3-S (DOWNTOWN SUPPORT) DISTRICT.

Approved/Conditions Resolution No. 9528 Vote 5-1
Voting no: Commissioner Bierman
Absent: Commissioner Klein

15. 82.415C - 1660 STOCKTON STREET, SOUTHEAST CORNER AT FILBERT STREET, LOT 18 IN ASSESSOR'S BLOCK 103; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR ADDITION OF THIRD FLOOR OF COMMERCIAL USE (HOTEL EXPANSION) IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND AN INITIATED RC-2 TO RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE TO HIGH DENSITY) DISTRICT.

Approved/Conditions Resolution No. 9529 Vote 4-1
Voting no: Commissioner Bierman
Abstained: Commissioner Rosenblatt
Absent: Commissioner Klein

4:15 P.M.

16. 82.393C - 1335 GUERRERO STREET, EAST SIDE BETWEEN 25TH AND 26TH STREETS, LOT 26 IN ASSESSOR'S BLOCK 6532; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A RESIDENTIAL CARE FACILITY FOR 25 PERSONS IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

NOTE: REQUEST BY APPLICANT FOR CONTINUATION TO OCTOBER 21, 1982.

Passed motion to continue to October 21, 1982.
Vote 7-0

4:15 P.M. (Cont)

17. 81.492D - 90 NEW MONTGOMERY STREET, NEAR MISSION AND ALDRICH, LOT 16 IN ASSESSOR'S BLOCK 3707; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8201153 TO CONSTRUCT A 15-STORY OFFICE BUILDING OF APPROXIMATELY 135,500 SQUARE FEET IN C-3-0 (DOWNTOWN OFFICE) AND 500-I HEIGHT AND BULK DISTRICTS.
(Continued from the Regular Meeting of September 2, 1982)

Passed motion to continue to October 21, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

18. CONSIDERATION OF CLARIFICATION AND MINOR MODIFICATION OF THE OFFICE HOUSING PRODUCTION PROGRAM (OHPP).

Passed motion to continue to October 14, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

19. 82.167C - NORTHEAST CORNER OF BALBOA STREET AND THE GREAT HIGHWAY, ALL OF ASSESSOR'S BLOCK 1592, OCEAN BEACH PARK ESTATES (PARCEL 4), A PORTION OF THE FORMER PLAYLAND-AT-THE-BEACH SITE; REQUEST FOR AUTHORIZATION OF AN AMENDMENT OF A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 135 CONDOMINIUM DWELLING UNITS WITH 204 OFF-STREET PARKING SPACES, WHICH DEVELOPMENT WOULD BE AN EXPANSION OF THE OCEAN BEACH DEVELOPMENT PREVIOUSLY APPROVED AND NOW UNDER CONSTRUCTION ON ASSESSOR'S BLOCKS 1595, 1596 AND 1692; THIS EXPANSION WOULD REQUIRE MODIFICATION OF STANDARD FOR REAR YARDS AND SITE LAYOUT IN C-1 (NEIGHBORHOOD SHOPPING), RM-1 (MIXED RESIDENTIAL, LOW DENSITY) AND RH-2 (HOUSE, TWO-FAMILY) DISTRICTS, AND IN A 40-X HEIGHT AND BULK DISTRICT.

Public testimony taken from the following:

1. Nancy Warren, representing the National Park Service.
2. Tef Kutay, the project sponsor.
3. Piero Patri, the project architect.
4. Michael Painter, landscape architect and consultant for the proposed redesign and realignment of the Great Highway.
5. Steve Farrand, an Attorney, representing the project sponsor.
6. Amy Meyer, Co-chairperson of People for a Golden Gate National Recreation Area.
7. Steve Scholl, representing the California Coastal Commission.
8. A. Sokolov, a neighborhood resident, in opposition.
9. Barbara Turner, a neighborhood resident, in opposition.
10. Marion Cowan, a neighborhood resident, in opposition.
11. Martha Nolte, a neighborhood resident, in opposition.

4:15 P.M. (Cont)

19. 82.167C (Cont)

Public testimony taken from the following: (Cont)

12. Juliette Garfinkle, a neighborhood resident, in opposition.
13. Paul Bridger, a neighborhood resident, in opposition.
14. Michael Webber, a neighborhood resident, in opposition.
15. David Warren, a neighborhood resident, in opposition.
16. Wayne Kim, a neighborhood resident, in opposition.
17. Lillian King, a neighborhood resident, in opposition.
18. Greg Garr, a Market Street resident, in opposition.

Passed motion to continue to November 18, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar.

Adjourned: 10:35 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS,
PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY
PLANNING COMMISSION, AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
OCTOBER 14, 1982
ROOM 282, CITY HALL
2:00 P.M.

DOCUMENTS DEPT.

NOV 1 1982

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PRESENT: Commissioners Bierman, Karasick, Klein, Moore, Nakashima, Rosenblatt and Salazar.

ABSENT: None.

2:00 P.M.

1. Current Matters
 - A. Director's Report
 - B. Commissioners' Questions and Matters
2. CONSIDERATION OF CLARIFICATION AND MINOR MODIFICATION OF THE OFFICE HOUSING PRODUCTION PROGRAM (OHPP).
(Continued from the Regular Meeting of October 7, 1982)

Continued Indefinitely; passed a motion clarifying provisions for transfer of credits from one office developer to another.

3. 333 CALIFORNIA STREET; REVIEW OF PROPOSED DESIGN REVISIONS FOR BASE OF OFFICE BUILDING, AUTHORIZED UNDER DISCRETIONARY REVIEW POWERS OF CITY PLANNING COMMISSION ON JUNE 10, 1982.

Passed motion approving final design plans.

Vote 6-1

Voting No: Commissioner Bierman.

4. 1800 BLOCK OF NEWHALL STREET, SILVER VIEW TERRACE, REVIEW OF FINAL DESIGN PLANS FOR PLANNED UNIT DEVELOPMENT AUTHORIZED BY THE CITY PLANNING COMMISSION ON JUNE 17, 1982.

Passed motion approving final design plans.

Vote 6-1

Voting No: Commissioner Salazar.

5. 82.195U - 2260-62 MARKET STREET; AUTHORIZATION OF SPECIAL USE TO A CONVERSION OF DWELLING UNITS TO COMMERCIAL OFFICE SPACE ON THE SECOND FLOOR, IN THE UPPER MARKET STREET WEST SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of October 7, 1982 for preparation of resolution of approval - public hearing is closed.)

2:00 P.M. (Cont)

5. (Cont) Approved/Conditions Resolution 9530 Vote 7-0

6. 82.473D - 506 CASTRO STREET, EAST SIDE BETWEEN 18TH AND 19TH STREETS, LOT 2 IN ASSESSOR'S BLOCK 2695; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8204637 FOR A FINANCIAL OFFICE IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE CASTRO STREET SPECIAL USE DISTRICT.

Passed motion to take Discretionary Review.
Vote 7-0

7. 82.473D - 506 CASTRO STREET, EAST SIDE BETWEEN 18TH AND 19TH STREET STREETS, LOT 2 IN ASSESSOR'S BLOCK 2695; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8304637 FOR A FINANCIAL OFFICE IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE CASTRO STREET SPECIAL USE DISTRICT.

Approved/Conditions Resolution No. 9531 Vote 7-0

8. 81.136Q - 1856 POWELL STREET, EAST SIDE BETWEEN FILBERT AND GREENWICH STREETS, LOT 22D IN ASSESSOR'S BLOCK 89; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR CONSIDERATION OF PROPOSED MODIFICATION OF RESOLUTION NO. 9035 WHICH ALLOWED CONDOMINIUM CONVERSION OF SIX DWELLING UNITS.

Note: Applicant has withdrawn request for modification.

No Action Required.

9. 81.279Q - 3734-36 BRODERICK STREET, EAST SIDE BETWEEN MARINA BOULEVARD AND JEFFERSON STREET, LOT 17 IN ASSESSOR'S BLOCK 911; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION AND FOR CONSIDERATION OF SUBDIVISION CODE, SECTION 1341 IN AN RH-2 (HOUSE, TWO FAMILY) DISTRICT.

(Continued from the Regular Meeting of September 23, 1982)

Note: Applicant has withdrawn application.

No Action required.

2:00 P.M. (Cont)

10. 82.327Q - 1435 BAY STREET, SOUTH SIDE BETWEEN LAGUNA AND OCTAVIA STREETS, LOT 1A IN ASSESSOR'S BLOCK 471; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 12-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.
(Continued from the Regular Meeting of September 23, 1982)

Approved/Conditions Resolution No. 9532

Vote 6-1

Voting No: Commissioner Bierman.

11. 82.355Q - 2186 VALLEJO STREET, NORTH SIDE BETWEEN WEBSTER AND BUCHANAN STREETS, LOT 16 IN ASSESSOR'S BLOCK 556; REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 5-UNIT CONDOMINIUM CONVERSION SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of September 23, 1982)

Passed motion to continue to October 28, 1982.

Vote 7-0

12. 81.178C - 475 LOMBARD STREET, SOUTH SIDE BETWEEN STOCKTON STREET AND GRANT AVENUE, LOT 33 IN ASSESSOR'S BLOCK 77; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT SEVEN DWELLING UNITS ON AN RH-3 (HOUSE, THREE-FAMILY) LOT OF APPROXIMATELY 7,140 SQUARE FEET WHEN 1,000 SQUARE FEET PER DWELLING IS REQUIRED.
(Continued from the Regular Meeting of September 23, 1982)

Passed motion to continue to November 4, 1982.

Vote 7-0

3:00 P.M.

13. 81.673EAC - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, LOT 16 IN ASSESSOR'S BLOCK 176; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF A 6-STORY COMMERCIAL BUILDING WITH 3 LEVELS OF BELOW-GRADE PARKING FOR 103 CARS; REQUIRING DEMOLITION OF A ONE-STORY PARKING GARAGE, WITH 11,600 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE FEET OF RETAIL SPACE AND 49,000 SQUARE FEET OF OFFICE SPACE, IN A C-2 (COMMUNITY BUSINESS) DISTRICT (Continued from the Regular Meeting of September 16, 1982)

Passed motion to continue to October 21, 1982.
Vote 7-0

14. 81.673EAC - SOUTHEAST CORNER OF PACIFIC AND COUMBUS AVENUES, THE SAVOY OFFICE PROJECT, LOT 16 IN ASSESSOR'S BLOCK 176; APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE BUILDING DESCRIBED ABOVE, COMMERCIAL BUILDING LOCATED IN THE JACKSON SQUARE HISTORIC DISTRICT, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD FOR APPROVAL.
(Continued from the Regular Meeting of August 26, 1982).

Passed motion to continue to October 21, 1982.
Vote 7-0

15. 81.673EAC - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, LOT 16 IN ASSESSOR'S BLOCK 176; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR THE BUILDING DESCRIBED ABOVE, FOR (1) BELOW-GRADE PARKING FOR APPROXIMATELY 103 CARS IN THE WASHINGTON-BROADWAY SPECIAL USE DISTRICT NO. 1 AND (2) TO EXCEED THE BUILDING BULK LIMITATIONS IN A 65-A HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of September 16, 1982)

Passed motion to continue to October 21, 1982.
Vote 7-0

3:00 P.M. (Cont)

16. 82.288E- 261 VALENCIA NEAR 14TH STREET, LOT 73 IN ASSESSOR'S BLOCK 3532; APPEAL OF PRELIMINARY NEGATIVE DECLARATION FOR DEMOLITION OF EXISTING VACANT 32-UNIT, 3-STORY APARTMENT BUILDING FOR EVENTUAL CONSTRUCTION OF ADDITIONAL CHURCH BUILDINGS.
(Continued from the Regular Meeting of September 30, 1982)

Passed motion of intent to sustain and continued to October 21, 1982.

Vote 6-1

Voting No: Commissioner Bierman.

17. 82.328E - APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR INSTALLATION OF OVERHEAD WIRING NECESSARY FOR THE EXTENSION OF THE NO 6 PARNASSUS TROLLEY COACH FROM ITS PRESENT TERMINUS AT 14TH AVENUE AND QUINTARA TO THE WEST PORTAL STATION VIA 14TH AVENUE, TARAVAL STREET, LENOX WAY, ULLOA STREET AND BACK TO TARAVAL STREET ON WAWONA.
(Continued from the Regular Meeting of September 30, 1982 for preparation of appropriate resolution - public hearing is closed)

Denied/Appeal Resolution No. 9533 Vote 6-0

Absent: Commissioner Salazar.

18. 81.461E - 333 BUSH STREET INCLUDING FRONTAGE ON TRINITY STREET, LOTS 20-23, 26 AND 28 IN ASSESSOR'S BLOCK 288; PUBLIC HEARING ON DRAFT ENVIRONMENTAL IMPACT REPORT TO CONSTRUCT A 38-STORY, 500 FOOT TALL BUILDING, INCLUDING ABOUT 521,800 SQUARE FEET OF OFFICE, 10,700 SQUARE FEET OF RETAIL, 56 RESIDENTIAL CONDOMINIUMS, 100 PARKING SPACES AND 10 LOADING/SERVICE SPACES; TOTALLING 634,000 GROSS SQUARE FEET INCLUDING DEMOLITION OF 5 BUILDINGS WHICH INCLUDES THE B-RATED FINANCIAL CENTER GARAGE.

NOTE: A Certified Court Reporter was present. An official transcript has been made and is available for reference purposes, in the files of the Department of City Planning.

OCTOBER 14, 1982

3:00 P.M. (Cont)

18. (Cont) Passed motion to close the public hearing.
Vote 6-0
Absent: Commissioner Salazar

ADJOURNED: 6:10 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE
MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE
SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
OCTOBER 21, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

NOV 10 1982

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PUBLIC LIBRARY

PRESENT: Commissioners Karasick, Kelleher, Klein, Nakashima,
Rosenblatt and Salazar.

ABSENT: Commissioner Bierman.

1:00 P.M.

1. Current Matters

A. Director's Report.

1. CONSIDERATION OF A RESOLUTION URGING THE SAN FRANCISCO BOARD OF SUPERVISORS TO ACCEPT, FROM THE SOUTHERN PACIFIC DEVELOPMENT COMPANY ON BEHALF OF THE DEPARTMENT OF CITY PLANNING, FUNDS IN LIEU OF MODIFICATION OF FEES FOR ENVIRONMENTAL REVIEW TO ASSIST IN ENVIRONMENTAL REVIEW OF THE PROPOSED MISSION BAY PROJECT.

Passed motion to continue to October 28, 1982.

Vote 5-0

Absent: Commissioners Bierman and Salazar.

2. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR TO ENTER INTO A CONTRACT WITH ENVIRONMENTAL SCIENCES ASSOCIATES, INC. IN AN AMOUNT NOT TO EXCEED \$300,000 TO PREPARE SUPPLEMENTAL MATERIALS FOR THE DOWNTOWN ENVIRONMENTAL IMPACT REPORT (EIR) AND TO RESPOND TO PUBLIC COMMENTS FOLLOWING CIRCULATION OF THE DRAFT EIR.

Approved Resolution No. 9534 Vote 5-0

Absent: Commissioners Bierman and Salazar.

B. Commissioners' Questions and Matters.

1:30 P.M.

2. 81.673EAC - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, LOT 16 IN ASSESSOR'S BLOCK 176; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF A 6-STORY COMMERCIAL BUILDING WITH 3 LEVELS OF BELOW-GRADE PARKING FOR 103 CARS, REQUIRING DEMOLITION OF A ONE-STORY PARKING GARAGE, WITH 11,600 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE FEET OF RETAIL SPACE AND 49,000 SQUARE FEET OF OFFICE SPACE, IN A C2 (COMMUNITY BUSINESS) DISTRICT.

(Continued from the Regular Meeting of October 14, 1982)

Note: This and the following two items will be proposed for continuation to October 28, 1982.

Passed motion to continue to October 28, 1982.

Vote 5-0

Absent: Commissioners Bierman and Salazar

3. 81.673EAC - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, LOT 16 IN ASSESSOR'S BLOCK 176; APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE BUILDING DESCRIBED ABOVE, COMMERCIAL BUILDING LOCATED IN THE JACKSON SQUARE HISTORIC DISTRICT, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD FOR APPROVAL.

(Continued from the Regular Meeting of October 14, 1982)

Passed motion to continue to October 28, 1982.

Vote 5-0

Absent: Commissioners Bierman and Salazar.

4. 81.673EAC - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, LOT 16 IN ASSESSOR'S BLOCK 176; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR THE BUILDING DESCRIBED ABOVE FOR (1) BELOW-GRADE PARKING FOR APPROXIMATELY 103 CARS IN THE WASHINGTON-BROADWAY SPECIAL USE DISTRICT NO. 1 AND (2) TO EXCEED THE BUILDING BULK LIMITATIONS IN A 65-A HEIGHT AND BULK DISTRICT (Continued from the Regular Meeting of October 14, 1982)

Passed motion to continue to October 28, 1982.

Vote 5-0

Absent: Commissioners Bierman and Salazar.

1:30 P.M. (Cont)

5. 81.492D - 90 NEW MONTGOMERY STREET, NEAR MISSION AND ALDRICH, LOT 16 IN ASSESSOR'S BLOCK 3707; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8201153 TO CONSTRUCT A 15-STORY OFFICE BUILDING OF APPROXIMATELY 135,500 SQUARE FEET IN THE C-3-0 (Downtown Office) AND 500-I HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of October 7, 1982)

NOTE: Proposed for continuation to October 28, 1982.

Passed motion to continue to October 28, 1982.

Vote 5-0

Absent: Commissioners Bierman and Salazar.

6. 82.288E - 261 VALENCIA NEAR 14TH STREET, LOT 73 IN ASSESSOR'S BLOCK 3532; CONSIDERATION OF RESOLUTION SUSTAINING NEGATIVE DECLARATION CONCERNING DEMOLITION OF 32-UNIT APARTMENT BUILDING (PUBLIC HEARING ON THE APPEAL OF THE NEGATIVE DECLARATION IS CLOSED).

Denied/Appeal Resolution No. 9535 Vote 4-0

Absent: Commissioners Bierman and Salazar.

Abstained: Commissioner Kelleher

2:00 P.M.

7. THE MAYOR - STATEMENT REGARDING MANAGEMENT BY OBJECTIVES (MBO) PERFORMANCE AND WORK PROGRAM MATTERS.

Passed motion to continue to October 28, 1982.

Vote 5-0

Absent: Commissioners Bierman and Salazar.

8. 82.374T - CONSIDERATION OF PROPOSED TEXT AMENDMENT INITIATED BY THE CITY PLANNING COMMISSION TO SECTION 126(e)3 OF THE CITY PLANNING CODE TO EXTEND THE INTERIM PERIOD OF TIME FOR LIMITATION ON DEVELOPMENT BONUSES WITHIN THE C-3 (DOWNTOWN COMMERCIAL) DISTRICTS FROM MARCH 1, 1983 TO SEPTEMBER 1, 1983.

Approved Resolution No. 9536 Vote 5-0

Absent: Commissioners Bierman and Salazar.

2:00 P.M. (Cont)

9. 82.389L - CONSIDERATION OF THE ROYAL GLOBE INSURANCE COMPANY AT 201 SANSOME STREET, LOT 5 IN ASSESSOR'S BLOCK 260, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 9537 Vote 5-0

Absent: Commissioners Bierman and Salazar.

10. 82.390L - CONSIDERATION OF THE KOHL BUILDING AT 400 MONTGOMERY STREET, LOT 9 IN ASSESSOR'S BLOCK 239, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 9538 Vote 5-0

Absent: Commissioners Bierman and Salazar.

11. 82.388L - CONSIDERATION OF THE SHARON BUILDING AT 39-63 NEW MONTGOMERY STREET, LOT 35 IN ASSESSOR'S BLOCK 3707, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

NOTE: Proposed for continuation to November 18, 1982.

Passed motion to continue to November 18, 1982.

Vote 5-0

Absent: Commissioners Bierman and Salazar.

12. 82.391L - CONSIDERATION OF THE HOBART BUILDING AT 582-592 MARKET STREET, LOT 6 IN ASSESSOR'S BLOCK 291, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Passed motion to continue to November 18, 1982.

Vote 5-0

Absent: Commissioners Bierman and Salazar.

2:00 P.M. (Cont)

13. 82.447U - 2500 CLAY STREET, NORTHWEST CORNER AT FILLMORE STREET, LOT 4 IN ASSESSOR'S BLOCK 611; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR CONVERSION OF RESIDENTIAL UNITS (TWO) TO COMMERCIAL OFFICE SPACE IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE UPPER FILLMORE SPECIAL USE DISTRICT.

Approved/Conditions Resolution No. 9539

Vote 5-0

Absent: Commissioners Bierman and Salazar

14. 82.434U - 456 CASTRO STREET, WEST SIDE BETWEEN MARKET AND 18TH STREETS, LOT 8 IN ASSESSOR'S BLOCK 2647; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR RESTAURANT EXPANSION TO INCLUDE SEATING IN THE REAR PATIO IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE CASTRO STREET SPECIAL USE DISTRICT.

Public testimony taken from the following:

1. Dale Allen, neighborhood resident, in support.
2. George Page, neighborhood resident, in opposition.
3. Sheldon Muncie.
4. Steve Carpenter, neighborhood resident, in opposition.
5. Joseph Dudley, a neighborhood resident, in opposition.
6. Dan Roth, in support.
7. Vaughn Taylor, neighborhood resident, in support.

Issue:

1. Appropriateness of expansion of commercial use in area adjacent to residential use.

Disapproved Resolution No. 9540

Vote 5-0

Absent: Commissioner Bierman and Salazar.

3:15 P.M.

15. 82.257C - 4047-49 - 20TH STREET (LIBERTY TERRACE), SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOTS 84 AND 85 IN ASSESSOR'S BLOCK 3604; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR TWO DWELLING UNITS (THE FINAL PHASE OF A 11-LOT SUBDIVISION AUTHORIZED UNDER THE NOW-EXPIRED CU63.19) IN AN RH-1 (HOUSE, ONE-FAMILY) DISTRICT AND THE DOLORES HEIGHTS SPECIAL USE DISTRICT. (Continued from the Regular Meeting of September 23, 1982.

Approved/Withdrawal Resolution No. 9541

Vote 6-0

Absent: Commissioner Bierman.

16. 82.393C - 1335 GUERRERO STREET, EAST SIDE BETWEEN 25TH AND 26TH STREETS, LOT 26 IN ASSESSOR'S BLOCK 6532; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A RESIDENTIAL CARE FACILITY FOR 25 PERSONS IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT. (Continued from the Regular Meeting of October 7, 1982)

Public testimony taken from the following:

1. James Kilty, representing the applicant.
2. Emmett Egan, representing the applicant.
3. Harold Feigher, in support.
4. Arthur Kohl, representing the applicant.
5. Tom Waring, neighborhood resident, in opposition.
6. Jim Kiefer, neighborhood resident, in opposition.
7. Coleen Warner, neighborhood resident, in opposition.
8. Cathy Coblin, neighborhood resident, in opposition.
9. Litha Sanchez, neighborhood resident, in opposition.
10. Carla DeBillwiller-Kiss, neighborhood resident, in opposition.
11. Dr. Richard Sanchez, neighborhood resident, in opposition.

Issues:

1. The appropriateness of locating an additional social services facility in the neighborhood.
2. The extent to which possible impacts, of the proposed use, could be mitigated.

Disapproved Resolution No. 9542

Vote 5-0

Voting No: Commissioner Nakashima

Absent: Commissioner Bierman.

OCTOBER 21, 1982'

4:30 P.M.

17. INFORMATION PRESENTATION, BY THE SOUTHERN PACIFIC DEVELOPMENT COMPANY, OF ITS PROPOSED MISSION BAY PROJECT, THE AREA GENERALLY BOUNDED BY TOWNSEND, 7TH, MARIPOSA AND 3RD STREETS, A TOTAL OF 195 ACRES.

Informational Presentation Only - No Action Required

ADJOURNED: 6:00 P.M.

SPECIAL NOTICE: On October 28, 1982, at 1:00 p.m., the City Planning Commission will consider a change in the currently adopted rules and regulations of the Commission to permit action on projects brought before the Commission under the City Planning Code, Chapter 31 of the Administration Code, Subdivision Code and Discretionary Review Powers of the Commission by motion instead of by resolution.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

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10/28/82

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
OCTOBER 28, 1982
ROOM 282, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.

APR 7 1983

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima,
Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE CONSIDERATION
BY THE CITY PLANNING COMMISSION.

Cancelled.

1:00 P.M.

1. Current Matters

A. Director's Report

CENSUS REPORT: "A FEW FACTS FROM THE 1980 CENSUS"

Informational Presentation - No Action required.

B. Commissioners' Questions and Matters

2. CONSIDERATION OF A CHANGE IN THE CURRENTLY ADOPTED RULES AND REGULATIONS
OF THE CITY PLANNING COMMISSION TO PERMIT ACTION ON PROJECTS BROUGHT BEFORE
THE COMMISSION UNDER THE CITY PLANNING CODE, CHAPTER 31 OF THE ADMINISTRATIVE
CODE, THE SUBDIVISION CODE AND DISCRETIONARY REVIEW POWERS OF THE COMMISSION
BY MOTION INSTEAD OF BY RESOLUTION.

Approved Resolution No. 9543 Vote 7-0

1:30 P.M.

3. 82.355Q - 2186 VALLEJO STREET, NORTH SIDE BETWEEN WEBSTER AND BUCHANAN
STREETS, LOT 16 IN ASSESSOR'S BLOCK 556; REVIEW FOR CONSISTENCY
WITH THE MASTER PLAN FOR A 5-UNIT CONDOMINIUM CONVERSION
SUBDIVISION IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.
(Continued from the Regular Meeting of October 14, 1982)

Approved/Conditions Resolution No. 9544 Vote 6-1
Voting no: Commissioner Bierman

2:00 P.M.

4. THE MAYOR - STATEMENT REGARDING MANAGEMENT BY OBJECTIVES (MBO) PERFORMANCE AND WORK PROGRAM MATTERS.

No Action required.

5. 81.632E - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF 8 UNITS ON A LOT WITH APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of September 2, 1982)

NOTE: PROPOSED FOR CONTINUATION TO NOVEMBER 4, 1982.

Passed motion to continue to November 4, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

6. 81.632EC - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 8 UNITS ON A LOT WITH APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(Continued from the Regular Meeting of September 2, 1982)

NOTE: PROPOSED FOR CONTINUATION TO NOVEMBER 4, 1982.

Passed motion to continue to November 4, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

7. 81.673EAC - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, LOT 16 IN ASSESSOR'S BLOCK 176; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF A 6-STORY COMMERCIAL BUILDING WITH 3 LEVELS OF BELOW-GRADE PARKING FOR 103 CARS, REQUIRING DEMOLITION OF A ONE-STORY PARKING GARAGE, WITH 11,600 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE FEET OF RETAIL SPACE AND 49,000 SQUARE FEET OF OFFICE SPACE IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Regular Meeting of October 21, 1982)

Approved

Resolution No. 9545

Vote 7-0

OCTOBER 28, 1982

2:00 P.M. (Cont)

8. 81.673EAC - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, LOT 16 IN ASSESSOR'S BLOCK 176; APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR THE BUILDING DESCRIBED ABOVE, COMMERCIAL BUILDING LOCATED IN THE JACKSON SQUARE HISTORIC DISTRICT, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD FOR APPROVAL.
(Continued from the Regular Meeting of October 28, 1982)

Passed motion of intent to approve and to continue to November 4, 1982.

Vote 7-0

9. 81.673EAC - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, LOT 16 IN ASSESSOR'S BLOCK 176; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR THE BUILDING DESCRIBED ABOVE FOR: (1) BELOW-GRADE PARKING FOR APPROXIMATELY 103 CARS IN THE WASHINGTON-BROADWAY SPECIAL USE DISTRICT NO. 1 AND (2) TO EXCEED THE BUILDING BULK LIMITATIONS IN A 65-A HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of October 28, 1982)

Passed motion of intent to approve and to continue to November 4, 1982.

Vote 7-0

10. 81.492D - 90 NEW MONTGOMERY STREET, NEAR MISSION AND ALDRICH, LOT 16 IN ASSESSOR'S BLOCK 3707; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8201153 TO CONSTRUCT A 15-STORY OFFICE BUILDING OF APPROXIMATELY 135,500 SQUARE FEET IN C-3-0 (DOWNTOWN OFFICE) AND 500-I HEIGHT AND BULK DISTRICTS.
(Continued from the Regular Meeting of October 21, 1982)

Passed motion to continue to November 4, 1982.

Vote 7-0

2:30 P.M.

11. 82.264U - 3917 - 24TH STREET, SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOT 38 IN ASSESSOR'S BLOCK 6508; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT EXPANSION TO PERMIT INCREASE OF OCCUPANCY FROM F-2 (LESS THAN 50 PERSONS) TO B-3 (MORE THAN 50 PERSONS), INCLUDING ADDITION OF A DECK IN THE REAR OF THE BUILDING AND ACCESSORY OFFICE SPACE TO RESTAURANT ON SECOND FLOOR IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE 24TH STREET/NOE VALLEY SPECIAL USE DISTRICT.
(Continued from the Regular Meeting of October 7, 1982)

NOTE: PROPOSED FOR CONTINUATION TO NOVEMBER 18, 1982.

Passed motion to continue to November 18, 1982.

Vote 5-0

Absent: Commissioners Klein and Salazar

3:00 P.M.

12. 82.481ET - CONSIDERATION OF TEXT AMENDMENT TO CITY PLANNING CODE SECTION 127(b) TO PROVIDE THAT A LOT IN THE C-3-0 DISTRICT OCCUPIED BY A DESIGNATED CITY LANDMARK IS DEEMED TO BE ADJACENT TO ANY LOT WHICH WOULD ABUT SUCH LANDMARK LOT ALONG A SIDE OR REAR LOT LINE IF THE LANDMARK LOT AND THE TRANSFEREE LOT WERE NOT SEPARATED SOLELY BY A STREET, THEREBY INCREASING THE OPPORTUNITY TO TRANSFER PERMITTED BASIC GROSS FLOOR AREA (DEVELOPMENT RIGHTS).

Approved Resolution No. 9546 Vote 7-0

13. 82.363L - CONSIDERATION OF THE FEDERAL RESERVE BANK BUILDING AT 400 SANSOME STREET, LOT 3 IN ASSESSOR'S BLOCK 229, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE DESIGNATION OF THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

(Continued from the Regular Meeting of September 23, 1982)

Approved Resolution No. 9547 Vote 7-0

Adjourned: 6:10 p.m.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

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#21
11/4/82

DOCUMENTS DEPT.

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
NOVEMBER 4, 1982
ROOM 282, CITY HALL
1:00 P.M.

NOV 18 1982

SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima, Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON - FIELD TRIP - Cancelled

1:00 P.M.

1. Current Matters

A. Director's Report

CONSIDERATION OF A RESOLUTION URGING THE SAN FRANCISCO BOARD OF SUPERVISORS TO ACCEPT, FROM THE SOUTHERN PACIFIC DEVELOPMENT COMPANY ON BEHALF OF THE DEPARTMENT OF CITY PLANNING, FUNDS IN LIEU OF MODIFICATION OF FEES FOR ENVIRONMENTAL REVIEW TO ASSIST IN ENVIRONMENTAL REVIEW OF THE PROPOSED MISSION BAY PROJECT.

Passed motion to continue indefinitely Vote 7-0

B. Commissioners' Questions and Matters

2. 81.403ED - 814-828 STOCKTON STREET, BETWEEN SACRAMENTO AND CLAY STREETS, AND ABUTING HANG AH ALLEY, AND PAGODA PLACE, LOT 14 IN ASSESSOR'S BLOCK 225; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8207774-S IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA TO CONSTRUCT A 12-STORY BUILDING CONTAINING 29 RESIDENTIAL CONDOMINIUMS, 3,470 SQUARE FEET OF OFFICE SPACE, 3,260 SQUARE FEET OF RETAIL SPACE IN THE C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND 160-F HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of September 30, 1982)

Passed motion to continue to November 18, 1982.
Vote 7-0

1:30 P.M.

3. 81.195EC - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR 388 MARKET STREET, THE BLOCK BOUNDED BY MARKET, PINE AND FRONT STREETS, LOTS 1 AND 2 IN ASSESSOR'S BLOCK 265 FOR BONUS FLOOR AREA OF UP TO 85,900 SQUARE FEET, TO BE UTILIZED FOR RESIDENTIAL USE ONLY AND EXCEPTIONS TO THE BULK LIMITS AS PART OF A MIXED USE RESIDENTIAL, RETAIL AND OFFICE PROJECT OF 26 STORIES IN HEIGHT, SEVEN FLOORS OF WHICH WOULD BE RESIDENTIAL, IN A C-3-0 (DOWNTOWN OFFICE) AND 600-I HEIGHT AND BULK DISTRICT.

Passed motion to continue to November 18, 1982.

Vote 7-0

4. 81.195EC - 388 MARKET STREET, THE BLOCK BOUNDED BY MARKET, PINE AND FRONT STREETS, LOTS 1 AND 2 IN ASSESSOR'S BLOCK 265; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR BONUS FLOOR AREA OF UP TO 85,900 SQUARE FEET, TO BE UTILIZED FOR RESIDENTIAL USE ONLY AND EXCEPTIONS TO THE BULK LIMITS AS PART OF A MIXED USE RESIDENTIAL, RETAIL AND OFFICE PROJECT OF 26 STORIES IN HEIGHT, SEVEN FLOORS OF WHICH WOULD BE RESIDENTIAL, IN A C-3-0 (DOWNTOWN OFFICE) AND 600-I HEIGHT AND BULK DISTRICT.
- (Continued from the Regular Meeting of October 7, 1982)

Passed motion to continue to November 18, 1982

Vote 7-0

5. 81.673EAC - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, LOT 16 IN ASSESSOR'S BLOCK 176; APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR CONSTRUCTION OF A 6-STORY COMMERCIAL BUILDING WITH 3 LEVELS OF BELOW-GRADE PARKING FOR 103 CARS, REQUIRING DEMOLITION OF A ONE-STORY PARKING GARAGE, WITH 11,600 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE FEET OF RETAIL SPACE AND 49,000 SQUARE FEET OF OFFICE SPACE, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
- (Continued from the Regular Meeting of October 28, 1982.)

Passed motion to continue to November 10, 1982.

Vote 7-0

1:30 P.M. (Cont)

6. 81.673EAC - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, LOT 16 IN ASSESSOR'S BLOCK 176; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR THE BUILDING DESCRIBED ABOVE FOR 1) BELOW-GRADE PARKING FOR APPROXIMATELY 103 CARS IN THE WASHINGTON-BROADWAY SPECIAL USE DISTRICT NO. 1 AND 2) TO EXCEED THE BUILDING BULK LIMITATIONS IN A 65-A HEIGHT AND BULK DISTRICT (Continued from the Regular Meeting of October 28, 1982)

Passed motion to continue to November 10, 1982.
Vote 7-0

7. 81.632E - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF 8 UNITS ON A LOT WITH APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT. (Continued from the Regular Meeting of October 28, 1982)
Note: Proposed for continuation.

Passed motion to continue to November 18, 1982.
Vote 7-0

8. 81.632EC - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 8 UNITS ON A LOT APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT. (Continued from the Regular Meeting of October 28, 1982)
Note: Proposed for Continuation.

Passed motion to continue to November 18, 1982.

2:00 P.M.

9. 82.196VE - 1-5 BEAVER STREET AT NOE, LOTS 8, 8A IN ASSESSOR'S BLOCK 3561; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR RESUBDIVISION OF FORMER LOT 8 INTO LOTS 8 AND 8A, CONSTRUCTION ON LOT 8 OF A 4-STORY BUILDING CONSISTING OF THREE DWELLING UNITS ABOVE 1,200 SQUARE FEET OF COMMERCIAL SPACE AND THREE PARKING SPACES, REQUIRING A VARIANCE.

Passed motion to continue to November 18, 1982.
Vote 7-0

10. 82.444C - 102 GUERRERO STREET, SOUTHWEST CORNER AT DUBOCE AVENUE, LOT 68 IN ASSESSOR'S BLOCK 3534; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A RESIDENTIAL CARE FACILITY FOR 10 PERSONS (EXPANSION OF EXISTING CATHOLIC YOUTH ORGANIZATION TRANSITION GROUP HOME FOR SIX YOUTHS) IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9548
Vote 7-0

11. 82.450C - 719 SCOTT STREET, WEST SIDE BETWEEN FULTON AND GROVE STREETS, LOT 1 IN ASSESSOR'S BLOCK 1181; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A BED AND BREAKFAST INN WITH FIVE GUEST ROOMS IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Note: Proposed for continuation to December 2, 1982.

Passed motion to continue to December 2, 1982.
Vote 7-0

12. 82.455C - 658-666 SHOTWELL STREET, WEST SIDE BETWEEN 20TH AND 21ST STREETS, LOT 62 IN ASSESSOR'S BLOCK 3611; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR EXPANSION OF A RESIDENTIAL CARE FACILITY TO ALLOW 19 RESIDENTS IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

Approved/Conditions Resolution No. 9549
Vote 7-0

2:00 P.M. (Cont)

13. 82.401CE - 644 BROADWAY, NORTH SIDE BETWEEN STOCKTON STREET AND COLUMBUS AVENUE, LOT 6 IN ASSESSOR'S BLOCK 146; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT COMMERCIAL USES ABOVE THE GROUND FLOOR (COMMERCIAL-OFFICE-WORLD THEATRE BUILDING) IN A C-2 (COMMUNITY BUSINESS) DISTRICT, INITIATED FOR A RC-2, 3 OR 4 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE, MEDIUM OR HIGH DENSITY) DISTRICT.

Passed motion of intent to approve and continued to November 10, 1982.

Vote 7-0

14. 82.492C - 399 BUENA VISTA AVENUE EAST, SOUTHEAST SIDE BETWEEN PARK HILL AVENUE AND UPPER TERRACE, LOTS 23 AND 99 in ASSESSOR'S BLOCK 2607; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO ALLOW MODIFICATIONS TO A PREVIOUSLY AUTHORIZED PLANNED UNIT DEVELOPMENT TO INCLUDE UP TO 20 ADDITIONAL RESIDENTS IN A RESIDENTIAL CARE FACILITY, GROUP HOUSING FOR UP TO TEN PERSONS, UP TO TEN HOTEL GUEST ROOMS AND UP TO 1,000 SQUARE FEET OF RELATED OFFICE/WORK SPACE IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT

Public testimony taken from the following:

1. James Carroll, the project architect.
2. Sharon Briggs, representing the project sponsor.
3. Gloria Giolmain, a neighborhood resident, in opposition.
4. Adolph Beahec, a neighborhood resident, in opposition.
5. Majorie Lowe, a neighborhood resident, in opposition.
6. Dean Galloway, a neighborhood resident, in opposition.
7. Joan Jonas, a neighborhood resident, in opposition.
8. Dr. R. Wald, the project sponsor.
9. Dave Cincotta, an attorney, representing the sponsor of a project proposed for a nearby site.

Issue:

1. The ability of neighborhood street to sustain additional parking demand.

Approved/Conditions

Resolution No. 9550

Vote 7-0

2:00 P.M. (Cont)

15. 81.471Z - 1-45 MASONIC AVENUE AND 2701-2725 GEARY BOULEVARD, SOUTHWEST CORNER OF GEARY BOULEVARD AND MASONIC AVENUE AND ADJOINING LOTS, LOTS 1 THROUGH 6 AND 36 IN ASSESSORS BLOCK 1092; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A C-2 (COMMUNITY BUSINESS) AND AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT TO AN RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT.
(Continued from the Regular Meeting of August 5, 1982)

Passed motion to continue to November 18, 1982)

Vote 7-0

16. EE81.11 - 25TH STREET AND CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO CONSTRUCT ON VACANT LOT, 33 DWELLING UNITS IN 8 BUILDINGS WITH 43 PARKING SPACES IN COMMON GARAGE UNDER 3 OF THE BUILDINGS WITH ACCESS FROM 24TH STREET AND FROM CLIPPER STREETS, REQUIRING CONDITIONAL USE AUTHORIZATION.
(Continued from the Regular Meeting of October 7, 1982)
Note: Proposed for continuation to December 2, 1982.

Passed motion to continue to December 2, 1982.

Vote 7-0

17. 82.44R - 25TH AND CLIPPER STREETS AT HOMESTEAD STREET, LOT 17 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; PROPOSED SALE OF PROPERTY, IN A P (PUBLIC USE) DISTRICT.
(Continued from the Regular Meeting of October 7, 1982)
Note: Proposed for continuation to December 2, 1982.

Passed motion to continue to December 2, 1982.

Vote 7-0

2:00 P.M. (Cont)

18. CU81.4 - SOUTHSIDE OF 25TH STREET, CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 17, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT, WITH MODIFICATION TO DENSITY, OPEN SPACE AND OFF-STREET PARKING PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SPACES IN AN RH-2 (HOUSE, TWO-FAMILY) AND 40-X HEIGHT AND BULK DISTRICT. A FIVE-FOOT WIDE STRIP OF LAND ADJOINING THE CLIPPER STREET PROPERTY LINE AND PRESENTLY OWNED BY THE CITY MAY BE A PART OF THE DEVELOPMENT.

(Continued from the Regular Meeting of October 7, 1982)

Note: Proposed for continuation to December 2, 1982.

Passed motion to continue to December 2, 1982.

Vote 7-0

19. NORTH SIDE OF CLIPPER STREET, LOT 17 IN ASSESSOR'S BLOCK 6543; CONSIDERATION OF A RESOLUTION TO INITIATE RECLASSIFICATION FROM P (PUBLIC USE) DISTRICT TO RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY) DISTRICT.

(Continued from the Regular Meeting of October 7, 1982)

Note: Proposed for continuation to December 2, 1982.

Passed motion to continue to December 2, 1982 Vote 7-0

3:30 P.M.

20. 82.91CE - 750 BUSH STREET, NORTH SIDE BETWEEN POWELL AND MASON STREETS, LOT 7 IN ASSESSOR'S BLOCK 273; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A STRUCTURE OVER 40 FEET (16 STORIES) AND FOR 60 DWELLING UNITS WITH 60 OFF-STREET PARKING SPACES WHERE MORE THAN 23 SPACES WOULD REQUIRE CONDITIONAL USE AUTHORIZATION IN AN RC-4 (RESIDENTIAL-COMMERCIAL COMBINED, HIGH DENSITY) DISTRICT AND A 160-F HEIGHT AND BULK DISTRICT.

(Continued from the Regular Meeting of September 23, 1982)

Passed a motion to continue to January 13, 1983.

Vote 7-0

3:30 P.M. (Cont)

21. RECONSIDERATION OF RESOLUTION NO. 9501 CERTIFYING COMPLETION OF ENVIRONMENTAL IMPACT REPORT FOR 90 NEW MONTGOMERY PROJECT.

Passed motion rescinding Resolution No. 9501. Vote 7-0

Approved Resolution No. 9551 Vote 6-1
Voting No: Commissioner Bierman

22. 81.492D - 90 NEW MONTGOMERY STREET, NEAR MISSION AND ALDRICH, LOT 16 IN ASSESSOR'S BLOCK 3707; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8201153 TO CONSTRUCT A 15-STORY OFFICE BUILDING OF APPROXIMATELY 135,500 SQUARE FEET IN THE C-3-0 (DOWNTOWN OFFICE) AND 500-I HEIGHT AND BULK DISTRICT.
(Continued from the Regular Meeting of October 28, 1982)

Passed motion to close the public hearing and continued to November 18, 1982.
Vote 7-0

4:00 P.M.

23. 81.178C - 475 LOMBARD STREET, SOUTH SIDE BETWEEN STOCKTON STREET AND GRANT AVENUE, LOT 33 IN ASSESSOR'S BLOCK 77; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT SEVEN DWELLING UNITS ON AN RH-3 (HOUSE, THREE-FAMILY) LOT OF APPROXIMATELY 7,140 SQUARE FEET WHEN 1,000 SQUARE FEET PER DWELLING IS REQUIRED.
(Continued from the Regular Meeting of October 14, 1982)

Passed motion to continue to November 18, 1982.
Vote 7-0

5:00 P.M.

24. 81.705E - 580 CALIFORNIA STREET NEAR KEARNY, LOT 7 IN ASSESSOR'S BLOCK 240; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT TO CONSTRUCT 23-STORY (320 FEET) OFFICE AND RETAIL BUILDING PROVIDING APPROXIMATELY 340,000 GROSS SQUARE FEET (329,500 GROSS SQUARE FEET OF OFFICE), REQUIRING DEMOLITION OF EXISTING STRUCTURE, PROVIDING 35 OFF-STREET PARKING SPACES.

NOVEMBER 4, 1982

5:00 P.M. (Cont)

24. (Cont) NOTE: A CERTIFIED COURT REPORTER WAS PRESENT.
AN OFFICIAL TRANSCRIPT HAS BEEN MADE AND IS
AVAILABLE, FOR REFERENCE PURPOSES, IN THE FILES
OF THE DEPARTMENT OF CITY PLANNING.

Passed motion to close the public hearing.

Vote 6-0

Absent: Commissioner Nakashima.

ADJOURNED: 7:15 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE
MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE
SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

SF
C55
#21
11/10/82

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
SPECIAL MEETING
HELD
WEDNESDAY
NOVEMBER 10, 1982
LURIE ROOM
MAIN LIBRARY
12:00 NOON

DOCUMENTS DEPT.

DEC 10 1982

SAN FRANCISCO
LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima,
Rosenblatt Salazar and Sklar.

ABSENT: None.

11:30 A.M.

EXECUTIVE SESSION - TO CONFER WITH COUNCEL ON PENDING LITIGATION
AT 450 McALLISTER STREET.

Completed.

12:00 NOON

1. 222 KEARNY STREET AT SUTTER STREET; DESIGN DEVELOPMENT PROPOSALS
FOR A 19-STORY, 270,000 SQUARE-FOOT OFFICE BUILDING ADJACENT TO
PROPOSED LANDMARK BUILDINGS.

Informational Presentation Only - No Action Required.

2. 130 BATTERY STREET, EAST SIDE BETWEEN CALIFORNIA AND PINE STREET;
PROPOSED 7-STORY, 41,000 SQUARE-FOOT OFFICE BUILDING IN A C-3-0,
600-I HEIGHT AND BULK DISTRICT.

Informational Presentation Only - No Action Required.

3. 81.673EAC - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, THE
SAVOY OFFICE PROJECT, LOT 16 IN ASSESSOR'S BLOCK 176;
APPLICATION FOR A CERTIFICATE OF APPROPRIATENESS FOR
CONSTRUCTION OF A 6-STORY COMMERCIAL BUILDING WITH
3 LEVELS OF BELOW-GRADE PARKING FOR 103 CARS, REQUIR-
ING DEMOLITION OF A ONE-STORY PARKING GARAGE, WITH
11,600 SQUARE FEET OF RESTAURANT SPACE, 10,000 SQUARE
FEET OF RETAIL SPACE AND 49,000 SQUARE FEET OF OFFICE
SPACE, IN A C-2 (COMMUNITY BUSINESS) DISTRICT.
(Continued from the Regular Meeting of November 4,
1982)

Approved Motion No. 9552M
Absent: Commissioner Salazar.

Vote 6-0

12:00 NOON (Cont)

4. 81.673EAC - SOUTHEAST CORNER OF PACIFIC AND COLUMBUS AVENUES, THE SAVOY OFFICE PROJECT, LOT 16 IN ASSESSOR'S BLOCK 176; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR THE BUILDING DESCRIBED ABOVE FOR 1) BELOW-GRADE PARKING FOR APPROXIMATELY 103 CARS IN THE WASHINGTON-BROADWAY SPECIAL USE DISTRICT NO. 1 AND 2) TO EXCEED THE BUILDING BULK LIMITATIONS IN A 65-A HEIGHT AND BULK DISTRICT (Continued from the Regular Meeting of November 4, 1982)

Approved Motion No. 9553M Vote 5-1
Voting No. Commissioner Sklar.
Absent: Commissioner Salazar.

5. AMENDING FINDINGS CONTAINED IN RESOLUTIONS ADOPTED PREVIOUSLY BY THE CITY PLANNING COMMISSION APPROVING BUILDING PROJECTS FOR THE FOLLOWING SITES.

- a) 1000-1010 MONTGOMERY STREET; LOT 9 IN ASSESSOR'S BLOCK 143.

Passed motion amending Resolution No. 9321.
Vote 5-1
Voting No. Commissioner Bierman
Absent: Commissioner Nakashima.

- b) 1300 SACRAMENTO, LOT 8 IN ASSESSOR'S BLOCK 220.

Passed motion amending Resolution No. 9265.
Vote 4-1
Voting No. Commissioner Bierman
Absent: Commissioners Sklar and Nakashima.

- c) 201 SPEAR STREET, LOTS 16, 17 AND 26 IN ASSESSOR'S BLOCK 3741.

Passed motion to continue to November 30, 1982.
Vote 5-0
Absent: Commissioners Karasick and Nakashima.

- d) POST AND KEARNY STREET (SAN FRANCISCO FEDERAL); LOTS 7, 8, 9, 10 AND 11 IN ASSESSOR'S BLOCK 311.

Passed motion to continue to November 18, 1982.
Vote 6-0
Absent: Commissioner Nakashima.

12:00 NOON (Cont)

- e. MONTGOMERY AND CLAY STREETS (BANK OF CANTON HEADQUARTERS);
Lots 1, 2, 3, 4, 29, 46 AND 47 IN ASSESSOR'S BLOCK 227.

Passed motion amending Resolution No. 9456.

Vote 4-1

Voting No: Commissioner Sklar.

Absent: Commissioners Karasick and Nakashima.

- f. 499 MARKET STREET (CENTRAL PLAZA); LOTS 11 AND 12 IN
ASSESSOR'S BLOCK 3709.

Passed motion to continue to November 30, 1982.

Vote 5-0

Absent: Commissioners Karasick and Nakashima.

- g. 333 CALIFORNIA STREET; LOTS 2, 6, 10A AND 13 AND A PORTION
OF 1 IN ASSESSOR'S BLOCK 261.

Passed motion to continue to November 30, 1982.

Vote 5-0

Absent: Commissioners Karasick and Nakashima.

- h. 2ND AND FOLSOM STREETS (MARATHON BUILDING); LOTS 25 AND 51
IN ASSESSOR'S BLOCK 3749.

Passed motion to continue to November 30, 1982.

Vote 5-0

Absent: Commissioners Karasick and Nakashima.

- i. 250 MONTGOMERY, LOTS 17, 18 AND 19 IN ASSESSOR'S BLOCK 268.

Passed motion amending Resolution No. 9391.

Vote 3-2

Voting No: Commissioner Bierman and Rosenblatt.

Absent: Commissioners Karasick and Nakashima.

6. 115-135 MAIN STREET; LOTS 12 AND 13 IN ASSESSOR'S BLOCK 3717:
a) CERTIFICATION OF SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT
CONCERNING CONSTRUCTION OF A 22-STORY OFFICE BUILDING.

Passed motion to continue to November 30, 1982.

Vote 5-0

Absent: Commissioners Karasick and Nakashima.

12:00 NOON (Cont)

6. (Cont)

- b) RECONSIDERATION OF RESOLUTION PREVIOUSLY ADOPTED BY THE CITY PLANNING COMMISSION APPROVING CONSTRUCTION OF SAID OFFICE BUILDING.

Passed motion to continue to November 30, 1982.

Vote 5-0

Absent: Commissioners Karasick and Nakashima.

NOTE: FOR ITEMS 1-6, A CERTIFIED COURT REPORTER WAS PRESENT. AN OFFICIAL TRANSCRIPT HAS BEEN MADE AND IS AVAILABLE, FOR REFERENCE PURPOSES, IN THE FILES OF THE DEPARTMENT OF CITY PLANNING.

7. 82.401CE - 644 BROADWAY, NORTH SIDE BETWEEN STOCKTON STREET AND COLUMBUS AVENUE, LOT 6 IN ASSESSOR'S BLOCK 146; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT COMMERCIAL USES ABOVE THE GROUND FLOOR (COMMERCIAL-OFFICE-WORLD THEATER BUILDING) IN A C-2, 3 OR 4 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE, MEDIUM OR HIGH DENSITY) DISTRICT.

(Continued from the Regular Meeting of November 4, 1982)

Passed motion to continue to November 18, 1982.

Vote 5-0

Absent: Commissioners Karasick and Nakashima.

ADJOURNED: 5:10 P.M.

NOTE: For information related to any of the above matters, please call Lee Woods, Administrative Secretary, City Planning Commission at 558-4656.

SF
C55
#21
11/12/82

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD THURSDAY
NOVEMBER 18, 1982
ROOM 202, CITY HALL
1:00 P.M.

DOCUMENTS DEPT.
AUG 30 1983
SAN FRANCISCO
PUBLIC LIBRARY

PRESENT: Commissioners Bierman, Karasick, Klein, Nakashima, Kelleher,
Rosenblatt & Salazar.

ABSENT: None.

1:00 P.M.

1. Current Matters

A. Director's Report

1. RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING, ON BEHALF OF THE
TRANSPORTATION POLICY GROUP, TO SEEK, ACCEPT AND EXPEND FUNDS FROM
THE METROPOLITAN COMMISSION TO UNDERTAKE DOWNTOWN BROKERAGE PROGRAM.

Approved Resolution No. 9554 Vote 6-0

Absent: Commissioner Salazar.

2. CONSIDERATION OF A RESOLUTION URGING THE SAN FRANCISCO BOARD OF
SUPERVISORS TO ACCEPT, FROM THE SOUTHERN PACIFIC DEVELOPMENT COMPANY
ON BEHALF OF THE DEPARTMENT OF CITY PLANNING, FUNDS IN LIEU OF
MODIFICATION OF FEES FOR ENVIRONMENTAL REVIEW TO ASSIST IN ENVIRON-
MENTAL REVIEW OF THE PROPOSED MISSION BAY PROJECT.

Approved Resolution No. 9555 Vote 6-0

Absent: Commissioner Salazar.

B. Commissioners' Questions Matters

2. AMENDING FINDINGS CONTAINED IN RESOLUTION ADOPTED PREVIOUSLY BY THE CITY
PLANNING COMMISSION APPROVING A BUILDING PROJECT FOR THE FOLLOWING SITE:
POST AND KEARY STREETS (SAN FRANCISCO FEDERAL); LOTS 7, 8, 9, 10 AND 11
IN ASSESSOR'S BLOCK 311.

(CONTINUED FROM THE SPECIAL MEETING OF NOVEMBER 10, 1982)

NOTE: Proposed for continuation to November 30, 1982.

Passed motion to continue to November 30, 1982 Vote 6-0

Absent: Commissioner Salazar.

1:00 P.M. (Cont)

3. 82.401CE - 644 BROADWAY, NORTH SIDE BETWEEN STOCKTON STREET AND COLUMBUS AVENUE, LOT 6 IN ASSESSOR'S BLOCK 146 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT COMMERCIAL USES ABOVE THE GROUND FLOOR (COMMERCIAL-OFFICE-WORLD THEATER BUILDING) IN A C-2 (COMMUNITY BUSINESS) DISTRICT, INITIATED FOR A RC-2, 3 OR 4 (RESIDENTIAL-COMMERCIAL COMBINED, MODERATE, MEDIUM OR HIGH DENSITY) DISTRICT. (CONTINUED FROM THE SPECIAL MEETING OF NOVEMBER 10, 1982)

Approved/Conditions Resolution No. 9556 Vote 6-0

Absent: Commissioner Salazar.

1:30 P.M.

4. 81.195EC - CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR 388 MARKET STREET, THE BLOCK BOUNDED BY MARKET, PINE AND FRONT STREETS, LOTS 1 AND 2 IN ASSESSOR'S BLOCK 265 FOR BONUS FLOOR AREA OF UP TO 85,900 SQUARE FEET, TO BE UTILIZED FOR RESIDENTIAL USE ONLY AND EXCEPTIONS TO THE BULK LIMITS AS PART OF A MIXED USE RESIDENTIAL, RETAIL AND OFFICE PROJECT, OF 26 STORIES IN HEIGHT, SEVEN FLOORS OF WHICH WOULD BE RESIDENTIAL, IN A C-3-0 (DOWNTOWN OFFICE) AND 600-I HEIGHT AND BULK DISTRICT. (CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 4, 1982)

Passed motion to continue to January 6, 1983 Vote: 6-0

Absent: Commissioner Salazar.

5. 81.195EC - 388 MARKET STREET, THE BLOCK BOUNDED BY MARKET, PINE AND FRONT STREETS, LOTS 1 AND 2 IN ASSESSOR'S BLOCK 265 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR BONUS FLOOR AREA OF UP TO 85,900 SQUARE FEET, TO BE UTILIZED FOR RESIDENTIAL USE ONLY AND EXCEPTIONS TO THE BULK LIMITS AS PART OF A MIXED USE RESIDENTIAL, RETAIL AND OFFICE PROJECT OF 26 STORIES IN HEIGHT, SEVEN FLOORS OF WHICH WOULD BE RESIDENTIAL, IN A C-3-0 (DOWNTOWN OFFICE) AND 600-I HEIGHT AND BULK DISTRICT. (CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 4, 1982)

Passed motion to continue to January 6, 1983 Vote 6-0

Absent: Commissioner Salazar.

1:30 P.M. (Cont)

6. 81.471Z - 1-45 MASONIC AVENUE AND 2701-2725 GEARY BOULEVARD, SOUTHWEST CORNER OF GEARY BOULEVARD AND MASONIC AVENUE AND ADJOINING LOTS, LOTS 1 THROUGH 6 AND 36 IN ASSESSOR'S BLOCK 1092; REQUEST FOR RECLASSIFICATION OF PROPERTY FROM A C-2 (COMMUNITY BUSINESS) AND AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT TO AN RC-3 (RESIDENTIAL-COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT.
(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 4, 1982)

Passed motion to continue to November 30, 1983 Vote 6-0

Absent: Commissioner Salazar.

7. 81.178C - 475 LOMBARD STREET, SOUTH SIDE BETWEEN STOCKTON STREET AND GRANT AVENUE, LOT 33 IN ASSESSOR'S BLOCK 77 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT SEVEN DWELLING UNITS ON AN RH-3 (HOUSE, THREE-FAMILY) LOT OF APPROXIMATELY 7,140 SQUARE FEET WHEN 1,000 SQUARE FEET PER DWELLING IS REQUIRED.
(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 4, 1982)

Public testimony was taken from the following:

- a. John B. Molinari, an attorney, representing the project sponsors
- b. Edgar McEckron, the project architect
- c. Marjorie Holmes, an attorney, representing the Cecchini family - owner of nearby property
- d. Bob Morrill, a neighborhood resident
- e. Greg Jones, a neighborhood resident
- f. Christopher Cara, a neighborhood resident
- g. Ben McClinton, a neighborhood resident
- h. Ben Wolf, a neighborhood resident

Approved/conditions Resolution No. 9557 Vote 6-0
Voting No: Commissioner Bierman.

8. 82.196VE - 1-5 BEAVER STREET AT NOE, LOTS 8, 8A IN ASSESSOR'S BLOCK 3561; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR RESUBDIVISION OF FORMER LOT 8 INTO LOTS 8 AND 8A, CONSTRUCTION ON LOT 8 OF A 4-STORY BUILDING CONSISTING OF THREE DWELLING UNITS ABOVE 1,200 SQUARE FEET OF COMMERCIAL SPACE AND THREE PARKING SPACES, REQUIRING A VARIANCE.
(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 4, 1982)

Public testimony was taken from the following:

- a. Dan Dugan, President of the Duboce Triangle Neighborhood Assoc.
- b. Betty Landis, Co-chairman of the Open Space Citizen's Advisory Committee
- c. Richard Livingston, Co-chairman of the Open Space Citizen's Advisory Committee
- d. Richard Rothman, the appellant

Approved for continuation to December 2, 1982 Vote 7-0

1:30 P.M. (Cont)

9. 81.632E - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR CONSTRUCTION OF 8 UNITS ON A LOT WITH APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 4, 1982)

Passed motion to continue to February 3, 1983 Vote 7-0

10. 81.632EC - 4050 - 17TH STREET, NORTH SIDE BETWEEN CASTRO AND DOUGLASS STREETS, LOT 14 IN ASSESSOR'S BLOCK 2623; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 8 UNITS ON A LOT APPROXIMATELY 8,375 SQUARE FEET WHEN UP TO ONE UNIT FOR EACH 1,000 SQUARE FEET CAN BE ALLOWED AS A CONDITIONAL USE IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.

(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 4, 1982)

Passed motion to continue to February 3, 1983 Vote 7-0

11. 800 BLOCK OF STOCKTON STREET, 800 BLOCK OF SACRAMENTO STREET IN VICINITY OF CHINESE PLAYGROUND; CONSIDERATION OF RESOLUTION OF INTENTION TO RECLASSIFY EXISTING 160-D AND 160-F HEIGHT AND BULK DISTRICTS TO 60-A.

Public testimony was taken from the following:

- a. Peter Bosselman, an Urban Design Consultant
- b. Mel Lee, an attorney, representing the project sponsors
- c. Tom Malloy, General Manager, Recreation and Park Department
- d. Dick Wong, the project architect

Approved

Resolution No. 9558

Vote 7-0

12. 81.403ED - 8-4-828 STOCKTON STREET, BETWEEN SACRAMENTO AND CLAY STREETS, AND ABUTTING HAND AH ALLEY, AND PAGODA PLACE, LOT 14 IN ASSESSOR'S BLOCK 225; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8207774-S IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA TO CONSTRUCT A 12-STORY BUILDING CONTAINING 29 RESIDENTIAL CONDOMINIUMS, 3,460 SQUARE FEET OF OFFICE SPACE, 3,260 SQUARE FEET OF RETAIL SPACE IN THE C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND 160-F HEIGHT AND BULK DISTRICT.

(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 4, 1982)

Passed motion to continue to December 9, 1982 Vote 7-0

1:30 P.M. (Cont)

13. 82.452D - 745-747 - 38TH AVENUE, WEST SIDE BETWEEN BALBOA AND CABRILLO STREETS, LOT 10 IN ASSESSOR'S BLOCK 1606; CONSIDERATION OF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8205669 PROPOSING A 4-STORY TWO-UNIT BUILDING IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to take Discretionary Review Vote 6-0
Voting no: Commissioner Salazar.

14. 82.452D - 745-747 - 38TH AVENUE, WEST SIDE BETWEEN BALBOA AND CABRILLO STREETS, LOT 10 IN ASSESSOR'S BLOCK 1606; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8205669 PROPOSING A 4-STORY, TWO-UNIT BUILDING IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Public testimony was taken from the following:

- a. Michael Nuere, a neighborhood resident in opposition
- b. Steven Rawton, a neighborhood resident in opposition
- c. Jonathan Baulkley, representing the Planning Association of the Richmond
- d. Beatrice Hansen, a neighborhood resident, in opposition
- e. John McGarry, a neighborhood resident, in opposition
- f. Neal Wilson, a neighborhood resident, in opposition
- g. Ida Wilson, a neighborhood resident, in opposition
- h. Arthur Yim, the project architect
- i. Ernie Louie, the project sponsor

Disapproved Resolution No. 9562 Vote 6-0

Absent: Commissioner Salazar.

15. 82.135DE - 245 ONONDAGA AVENUE, SOUTHSIDE BETWEEN OTSEGO STREET AND OCEAN AVENUE, LOT 31 IN ASSESSOR'S BLOCK 6951; CONSIDERATION IF DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8202120 FOR CONSTRUCTION OF AN ICE-CREAM PARLOR AND FAST-FOOD RESTAURANT WITH SEATING FOR 112 PERSONS IN A C-2 (COMMUNITY BUSINESS) DISTRICT.

Passed motion to take Discretionary Review Vote 7-0

16. 82.135DE - 245 ONONDAGA AVENUE; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8202120.

Approved/conditions Resolution No. 9563 Vote 5-2
Voting no: Commissioners Bierman and Nakashima

2:00 P.M.

17. 82.449CE - 655 BROTHERHOOD WAY, SOUTH SIDE BETWEEN LAKE MERCED AND JUNIPERO SERRA BOULEVARDS, LOT 23 AND PORTION OF LOT 24 IN ASSESSOR'S BLOCK 7380; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT FOR CHILD CARE FACILITY AND ELEMENTARY SCHOOL WITH MINOR ENCROACHMENTS INTO REQUIRED SIDE YARD AND REQUIRED SIDE YARD OF ADJOINING TEMPLE BETH ISRAEL JUDEA IN AN RH-1(D) (HOUSE, ONE-FAMILY DETACHED DWELLINGS) DISTRICT.

Approved/conditions Motion No. 9559M Vote 5-0

Absent: Commissioners Klein and Salazar

18. 82.279Q - 3734-36 BRODERICK STREET, EAST SIDE BETWEEN MARINA BOULEVARD AND JEFFERSON STREET, LOT 16 IN ASSESSOR'S BLOCK 911 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION AND FOR CONSIDERATION OF A PROPOSED EXCEPTION FROM MODERATE-INCOME PRICE RESTRICTIONS OF SUBDIVISION CODE SECTION 1341 IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

Passed motion to continue to December 9, 1982 Vote 7-0

19. 82.321Q - 1336-38 SHRADER STREET, EAST SIDE BETWEEN ALMA STREET AND RIVOLI AVENUE, LOT 16 IN ASSESSOR'S BLOCK 1284 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 2-UNIT CONDOMINIUM CONVERSION SUBDIVISION AND FOR CONSIDERATION OF A PROPOSED EXCEPTION FROM MODERATE-INCOME PRICE RESTRICTIONS OF SUBDIVISION CODE SECTION 1341 IN AN RH-2 (HOUSE TWO-FAMILY) DISTRICT.

Passed motion to continue to December 9, 1982 Vote 7-0

20. 82.388L - CONSIDERATION OF THE SHARON BUILDING AT 39-63 NEW MONTGOMERY STREET, LOT 35 IN ASSESSOR'S BLOCK 3707, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.
(CONTINUED FROM THE REGULAR MEETING OF OCTOBER 21, 1982)

Approved

Resolution No. 9560 Vote 7-0

21. 82.391L - CONSIDERATION OF THE HOBART BUILDING AT 582-592 MARKET STREET, LOT 7 IN ASSESSOR'S BLOCK 291, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.
(CONTINUED FROM THE REGULAR MEETING OF OCTOBER 21, 1982)

Approved

Resolution No. 9561

Vote 7-0

2:00 P.M. (Cont)

22. 82.234EVA - BELT LINE RAILROAD ROUNDHOUSE AND SANDHOUSE (CITY LANDMARK #114), BLOCK BOUNDED BY SANSOME STREET, LOMBARD STREET AND THE EMBARCADERO LOT 1 IN ASSESSOR'S BLOCK 58; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED REHABILITATION OF THE ABOVE PROJECT, TO CONTAIN ABOUT 19,300 SQUARE FEET OF OFFICE SPACE AND 1,400 SQUARE FEET OF RETAIL SPACE, RESPECTIVELY AND CONSTRUCTION OF A NEW 4-STORY; 27,300 SQUARE FEET OFFICE/RETAIL BUILDING; FOR A TOTAL OF 48,000 SQUARE FEET OF DEVELOPMENT.

Passed motion to continue to December 9, 1982 Vote 7-0

23. 82.234EVA - BELT LINE RAILROAD ROUNDHOUSE AND SANDHOUSE (CITY LANDMARK #114), BLOCK BOUNDED BY SANSOME STREET, LOMBARD STREET AND THE EMBARCADERO, LOT 1 IN ASSESSOR'S BLOCK 58; CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS FOR ALTERATION AND NEW CONSTRUCTION OF A 4-STORY OFFICE BUILDING, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD FOR APPROVAL.

Passed motion to continue to December 9, 1982 Vote 7-0

24. 82.264U - 3917 - 24TH STREET, SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOT 38 IN ASSESSOR'S BLOCK 6508; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT EXPANSION TO PERMIT INCREASE OF OCCUPANCY FROM F-2 (LESS THAN 50 PERSONS) TO B-3 (MORE THAN 50 PERSONS), INCLUDING ADDITION OF A DECK IN THE REAR OF THE BUILDING AND ACCESSORY OFFICE SPACE TO RESTAURANT ON SECOND FLOOR IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE 24TH STREET/NOE VALLEY SPECIAL USE DISTRICT.
(CONTINUED FROM THE REGULAR MEETING OF OCTOBER 28, 1982)

Passed motion to continue to December 9, 1982 Vote 7-0

25. 82.380U - 1748 HAIGHT STREET, NORTHWEST CORNER AT COLE STREET, LOT 7 IN ASSESSOR'S BLOCK 1229, IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE HAIGHT STREETSPECIAL USE DISTRICT - MODIFICATION OF RESOLUTION NO. 8507 AUTHORIZING A PLACE OF ENTERTAINMENT FOR THE "I" BEAM TO REFLECT THE INTENT OF SAID AUTHORIZATION TO PERMIT CONTINUANCE OF THE "I" BEAM AT ITS CURRENT LEVEL OF AUTHORIZATION. THE PROPOSED MODIFICATION WOULD CHANGE CONDITION 3 OF SAID RESOLUTION TO READ: "NOISE FROM THIS PLACE OF ENTERTAINMENT SHALL NOT CONSTITUTE A PUBLIC NUISANCE. NOISE NOT EXCEEDING THE SOUND PRESSURE LEVEL OF THE CURRENT OPERATION MEASURED BY A LICENSED ACOUSTICAL CONSULTANT ON SEPTEMBER 6, 1982 ON FILE AS EXHIBIT A AND WITHIN STANDARDS SET BY APPLICABLE CITY NOISE ORDINANCES SHALL BE DEEMED IN COMPLIANCE WITH THIS CONDITION".

Passed motion to continue to December 2, 1982 Vote 7-0

2:00 P.M. (Cont)

26. 82.487U - 444-48 CASTRO STREET, WEST SIDE BETWEEN MARKET AND 18TH STREETS, LOT 6 IN ASSESSOR'S BLOCK 2647 - REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A FINANCIAL OFFICE (RELOCATION OF AN EXISTING SAVINGS AND LOAN OFFICE) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE CASTRO STREET SPECIAL USE DISTRICT.

Passed motion to continue to December 9, 1982 Vote 7-0

3:00 P.M.

27. 82.167C - NORTHEAST CORNER OF BALBOA STREET AND THE GREAT HIGHWAY, ALL OF ASSESSOR'S BLOCK 1592, OCEAN BEACH PARK ESTATES (PARCEL 4), A PORTION OF THE FORMER PLAYLAND-AT-THE-BEACH SITE - REQUEST FOR AUTHORIZATION FOR AN AMENDMENT OF A PLANNED UNIT DEVELOPMENT FOR APPROXIMATELY 135 CONDOMINIUM DWELLING UNITS WITH 204 OFF-STREET PARKING SPACES, WHICH DEVELOPMENT WOULD BE AN EXPANSION OF THE OCEAN BEACH DEVELOPMENT PREVIOUSLY APPROVED AND NOW UNDER CONSTRUCTION ON ASSESSOR'S BLOCK 1595, 1692 AND 1596; THIS EXPANSION WOULD REQUIRE MODIFICATION OF STANDARD FOR REAR YARDS AND SITE LAYOUT IN C-1 (NEIGHBORHOOD SHOPPING), RM-1 (MIXED RESIDENTIAL, LOW DENSITY) AND RH-2 (HOUSE, TWO-FAMILY) DISTRICTS AND IN A 40-X HEIGHT AND BULK DISTRICT.

(CONTINUED FROM THE REGULAR MEETING OF OCTOBER 7, 1982)

Passed motion to continue to January 6, 1983 Vote 7-0

4:00 P.M.

28. 82.394I - SAINT MARY'S HOSPITAL, 450 STANYAN STREET, EAST SIDE BETWEEN HAYES AND FULTON STREETS; LOTS 19, 20, 29A, 36 AND 37 IN ASSESSOR'S BLOCK 1191 AND LOTS 11, 11A AND 14 IN ASSESSOR'S BLOCK 1213; PUBLIC HEARING ON THIS INSTITUTIONAL MASTER PLAN FOR THE ABOVE; PARTLY IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT AND PARTLY IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT; APPLICABLE HEIGHT AND BULK DISTRICTS ARE 65-A, 80-D, 80-E AND 130-E.

Passed motion to continue to December 9, 1982 Vote 7-0

29. 81.492D - 90 NEW MONTGOMERY STREET, NEAR MISSION AND ALDRICH, LOT 16 IN ASSESSOR'S BLOCK 3707; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8201153 TO CONSTRUCT A 15-STORY OFFICE BUILDING OF APPROXIMATELY 135,500 SQUARE FEET IN THE C-3-0 (DOWNTOWN OFFICE) AND 500-I HEIGHT AND BULK DISTRICT.

(CONTINUED FROM THE REGULAR MEETING OF OCTOBER 28, 1982)

Approved/conditions Motion No. 9564M Note 4-2
Voting no: Commissioners Bierman and Salazar
Absent: Commissioner Nakashima.

4:00 P.M. (Cont)

30. 82.173RE - 15 LOCATIONS THROUGHOUT THE CITY - REVIEW OF CONSISTENCY WITH THE MASTER PLAN FOR USE OF SIDEWALK SPACE FOR CONSTRUCTION OF MINI OPERATORS' TOILETS AT THE FOLLOWING LOCATIONS: 1. BAY & TAYLOR, 2. VAN NESS & NORTH POINT, 3. CHESTNUT & FILLMORE, 4. LYON & GREENWICH, 5. JACKSON & FILLMORE, 6. 6TH & CALIFORNIA, 7. 33RD & GEARY, 8. STANYAN & WALLER, 9. 46TH & NORIEGA, 10. 46TH & WAWONA, 11. MISSION & GENEVA, 12. ARLETA & BAYSHORE, 13. THIRD & PALOU, 14. 30TH & CHURCH, 15. CORTLAND & BAYSHORE.

Passed motion to continue to December 2, 1982 Vote 7-0

31. 81.493ED - 71 STEVENSON STREET NEAR ECKER, LOTS 28, 29 IN ASSESSOR'S BLOCK 3708. PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT TO CONSTRUCT A 24-STORY BUILDING CONTAINING APPROXIMATELY 365,000 GROSS SQUARE FEET AND 35 PARKING SPACES, REQUIRING DEMOLITION OF TWO BUILDINGS.

Passed motion to close the public hearing and extended period for receipt of written comments to C.O.B., November 22, 1982 Vote: 6-0
Absent: Commissioner Nakashima.

5:00 P.M.

32. EE81.63 - FERRY BUILDING COMPLEX: THE FERRY BUILDING, AGRICULTURE BUILDING AND PIER 1; PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT TO REHABILITATE FERRY AND AGRICULTURE BUILDINGS AND PIER 1 BULKHEAD AND CONSTRUCT NEW 3-STORY BUILDING ON PIER 1 AFTER DEMOLITION OF PIER SHED, TOTALLING 308,000 SQUARE-FOOT OFFICE; 66,000 SQUARE FEET RETAIL, AND 49,000 SQUARE-FOOT RESTAURANT, WITH PUBLIC SPACE INCLUDING 60,400 SQUARE-FOOT IN BUILDINGS AND 4 ACRES EXTERIOR SPACE, AS FOLLOWS:

- (a) FERRY BUILDING: 147,000 SQUARE-FOOT OFFICE; 66,000 SQUARE FEET RETAIL; 33,000 SQUARE-FOOT RESTAURANT; INCLUDING A BAY SIDE ADDITION TO THE BUILDING, INCLUDING 7,000 SQUARE FEET ON PILES AND A NEW PARTIAL 4TH FLOOR WITHIN EXISTING BUILDING.
- (b) AGRICULTURE BUILDING: 12,000 SQUARE-FOOT GROUND FLOOR FOOD HALL 35,100 SQUARE-FOOT WORLD TRADE CLUB, SECOND AND THIRD FLOOR; INCLUDING BAY SIDE ADDITION TO BUILDING OF 5,000 SQUARE FEET ON PILES AND NEW PARTIAL THIRD FLOOR WITHIN EXISTING BUILDING.
- (c) PIER 1: 375 PARKING SPACE MECHANICAL GARAGE IN BULKHEAD; DEMOLITION OF PIER SHED AND CONSTRUCTION OF 3-STORY BUILDING WITH 161,000 SQUARE-FOOT OFFICE; 4,000 SQUARE-FOOT RESTAURANT.

Passed motion to close the public hearing Vote 6-0
Absent: Commissioner Nakashima.

Adjourned 1:20 A.M.

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11/30/82
Special

SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
SPECIAL MEETING
HELD
TUESDAY
NOVEMBER 30, 1982
ROOM 282, CITY HALL
2:00 P.M.

DOCUMENTS DEPT.

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PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima,
and Rosenblatt

ABSENT: Commissioner Salazar.

2:00 P.M.

1. 81.471Z - 1-45 MASONIC AVENUE AND 2701-2725 GEARY BOULEVARD,
SOUTHWEST CORNER OF GEARY BOULEVARD AND MASONIC AVENUE
AND ADJOINING LOTS, LOTS 1 THROUGH 6 AND 36 IN ASSES-
SOR'S BLOCK 1092; REQUEST FOR RECLASSIFICATION OF
PROPERTY FROM A C-2 (COMMUNITY BUSINESS) AND AN RH-3
(HOUSE, THREE-FAMILY) DISTRICT TO AN RC-3 (RESIDENTIAL-
COMMERCIAL COMBINED, MEDIUM DENSITY) DISTRICT.
(Continued from the Regular Meeting of November 18, 1982)

Application Withdrawn - No Action Required.

2. AMENDING FINDINGS CONTAINED IN RESOLUTIONS ADOPTED PREVIOUSLY BY
THE CITY PLANNING COMMISSION APPROVING BUILDING PROJECTS FOR THE
FOLLOWING SITES:

- a. 201 SPEAR STREET, LOTS 16, 17 AND 26 IN ASSESSOR'S BLOCK 3741.
(Continued from the Special Meeting of November 10, 1982)

Passed a motion amending City Planning Commission Resolution
No. 9449 (201 Spear Street).

Vote 4-1

Voting No: Commissioner Kelleher

Absent: Commissioners' Nakashima and Salazar.

- b. POST AND KEARNY STREET (SAN FRANCISCO FEDERAL), LOTS 7, 8,
9, 10 AND 11 IN ASSESSOR'S BLOCK 311.
(Continued from the Regular Meeting of November 18, 1982)

Passed a motion amending City Planning Commission Resolution
No. 9463 (Post and Kearny Streets).

Vote 3-2

Voting No: Commissioners Bierman and Kelleher.

Absent: Commissioner Nakashima and Salazar.

2:00 P.M. (Cont)

- c. 499 MARKET STREET (CENTRAL PLAZA); LOTS 11 AND 12 IN ASSESSOR'S BLOCK 3709.
(Continued from the Special Meeting of November 10, 1982)

Passed a motion amending City Planning Commission Resolution No. 9451 (499 Market Street, Central Plaza).

Vote 4-1

Voting No: Commissioner Kelleher,

Absent: Commissioners Nakashima and Salazar.

- d. 333 CALIFORNIA STREET, LOTS 2, 6, 10A AND 13 AND A PORTION OF 1 IN ASSESSOR'S BLOCK 261.
(Continued from the Special Meeting of November 10, 1982)

Passed a motion amending City Planning Commission Resolution No. 9418 (333 California St.).

Vote 3-2

Voting No: Commissioner Kelleher and Bierman.

Absent: Commissioners Nakashima and Salazar.

- e. 2ND AND FOLSOM STREETS (MARATHON BUILDING); LOTS 25 AND 51 IN ASSESSOR'S BLOCK 3749.
(Continued from the Special Meeting of November 10, 1982)

Passed a motion amending City Planning Commission Resolution No. 9396 (2nd and Folsom Streets, Marathon Bldg.).

Vote 4-0

Absent: Commissioners Bierman, Nakashima and Salazar.

3. 115-135 MAIN STREET, LOTS 12 AND 13 IN ASSESSOR'S BLOCK 3717.
(Continued from the Special Meeting of November 10, 1982)

- a. CERTIFICATION OF SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT CONCERNING CONSTRUCTION OF A 22-STORY OFFICE BUILDING.
(Continued from the Special Meeting of November 10, 1982)

Approved (Certification) Resolution No. 9565 Vote 4-1

Voting No: Commissioner Bierman.

Absent: Commissioners Nakashima and Salazar.

2:00 P.M. (Cont)

3. (Cont)

- b. RECONSIDERATION OF RESOLUTION PREVIOUSLY ADOPTED BY THE CITY PLANNING COMMISSION APPROVING CONSTRUCTION OF SAID OFFICE BUILDING.

(Continued from the Special Meeting of November 10, 1982)

Approved (Amending Commission Resolution No. 9357)

Resolution No. 9566 Vote 5-0

Absent: Commissioners Nakashima and Salazar.

NOTE: A Certified Court Reporter was present. An official transcript has been made and is available, for reference purposes, in the files of the Department of City Planning.

ADJOURNED: 7:00 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD THURSDAY
DECEMBER 2, 1982
ROOM 282, CITY HALL
1:00 P.M.

PRESENT: Commissioners Bierman, Karasick, Klein, Kelleher, Nakashima, Rosenblatt, Salazar.

ABSENT: None.

12:00 P.M. FIELD TRIP - Cancelled

1:00 P.M.

1. Current Matters

A. Director's Report

1. RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO APPLY FOR, ACCEPT, AND EXPEND FUNDS FROM THE ECONOMIC DEVELOPMENT ADMINISTRATION TO CONTINUE THE PRESENT ECONOMIC DEVELOPMENT ACTIVITIES

Approved Resolution No. 9547 Vote: 5-0
Absent: Commissioners Klein and Salazar
Substituting for Karasick: Wortman

2. EXTENSION OF TIME FOR PERFORMANCE FOR ONE ADDITIONAL YEAR THROUGH DECEMBER 11, 1983 FOR 185 BERRY STREET-CHINA BASIN PROJECT, PREVIOUSLY AUTHORIZED UNDER RESOLUTION NO. 8991.

Passed motion extending time for performance Vote: 5-0
Absent: Commissioners Klein and Salazar
Substituting for Karasick: Wortman

B. Commissioners' Questions and Matters

2. INFORMATIONAL PRESENTATION BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) ON THE PROPOSED SOUTHERN PACIFIC COMMUTER RAIL EXTENSION TO THE FERRY BUILDING.

1:00 P.M. (Cont)

2. (Cont)

Public testimony taken from the following:

- a. Dick Evans, representing the San Francisco Department of Public Works
- b. Norm Kelly, representing CALTRANS
- c. Fred Barton, representing CALTRANS
- d. John Burke, representing Local 31 of the Transport Workers Union, in support
- e. Tony Buzzoni, representing the San Francisco MUNI, in support
- f. John Twichell, in opposition
- g. William Rush, representing Continental Development Corporation, in opposition
- h. Dick Johnson, representing the Embarcadero YMCA, in opposition
- i. Frank Canazzaro, representing the San Francisco Redevelopment Agency, in opposition
- j. Nancy and Robert Katz, in opposition
- k. Chuck Stinson, representing Sinbad's Restaurant, in opposition
- l. Charles Gill, representing Gerson Bakar, in opposition
- m. Bob Spicker, representing Golden Gateway Center, in opposition
- n. Mike McGill, representing SPUR, in opposition
- o. Zane Greshan, representing the Hills Bros. Coffee Co., in opposition
- p. Tim Tosta, representing sponsors of housing developments proposed for the Rincon Point-South Beach area, in opposition.

Passed motion to continue to December 9, 1982 Vote: 6-0

Absent: Salazar

Substituting for Karasick: Wortman

2:00 P.M.

3. 82.35E - JOINT MEETING WITH THE SAN FRANCISCO REDEVELOPMENT AGENCY ON CERTIFICATION OF THE SECOND SUPPLEMENT YERBA BUENA CENTER FINAL ENVIRONMENTAL IMPACT REPORT. THIS SECOND SUPPLEMENT UPDATES THE ENVIRONMENTAL ANALYSIS CONTAINED IN THE 1978 YBC FEIR AND THE 1981 FIRST SUPPLEMENT AND ANALYZES THE ENVIRONMENTAL EFFECTS OF DEVELOPMENT IN THE ENTIRE YBC REDEVELOPMENT AREA, ROUGHLY BOUNDED BY MARKET, THIRD, HARRISON AND FOURTH STREETS, INCLUDING PORTIONS OF THE BLOCKS EAST OF THURD AND WEST OF FOURTH STREETS.

Passed motion to continue to January 4, 1983 Vote: 5-0

Absent: Commissioners Klein and Salazar

NOTE: A certified court report was present. An official transcript has been made and is available, for reference purposes, in the files of the Department of City Planning.

2:00 P.M. (Cont)

4. EE81.11 - 25TH STREET AND CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION TO CONSTRUCT ON VACANT LOT 33 DWELLING UNITS IN 8 BUILDINGS WITH 43 PARKING SPACES IN COMMON GARAGE UNDER 3 OF THE BUILDINGS WITH ACCESS FROM 24TH STREET AND FROM CLIPPER STREET, REQUIRING CONDITIONAL USE AUTHORIZATION.
(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 4, 1982)

Passed motion to continue to January 6, 1983 Vote: 6-0
Absent: Salazar

5. 82.44R - 25TH AND CLIPPER STREET AT HOMESTEAD STREET, LOT 17 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; PROPOSED SALE OF PROPERTY, IN A P (PUBLIC USE) DISTRICT.
(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 4, 1982)

Passed motion to continue to January 6, 1983 Vote: 6-0
Absent: Salazar

6. CU81.4 - SOUTH SIDE OF 25TH STREET, CLIPPER STREET AT HOMESTEAD STREET, LOTS 16, 17, 19 AND 20 IN ASSESSOR'S BLOCK 6543 AND LOTS 8 AND 9 IN ASSESSOR'S BLOCK 6544; REQUEST FOR AUTHORIZATION OF A CONDITIONAL USE FOR A PLANNED UNIT DEVELOPMENT, WITH MODIFICATION TO DENSITY, OPEN SPACE AND OFF-STREET PARKING PROVISIONS OTHERWISE APPLICABLE TO THE SUBJECT SITE FOR APPROXIMATELY 33 DWELLING UNITS AND 43 OFF-STREET PARKING SPACES IN AN RH-2 (HOUSE, TWO-FAMILY) AND 40-X HEIGHT AND BULK DISTRICT. A FIVE-FOOT WIDE STRIP OF LAND ADJOINING THE CLIPPER STREET PROPERTY LINE AND PRESENTLY OWNED BY THE CITY MAY BE A PART OF THE DEVELOPMENT.
(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 4, 1982)

Passed motion to continue to January 6, 1983 Vote: 6-0
Absent: Salazar

7. NORTH SIDE OF CLIPPER STREET, LOT 17 IN ASSESSOR'S BLOCK 6543; CONSIDERATION OF A RESOLUTION TO INITIATE RECLASSIFICATION FROM P (PUBLIC USE) DISTRICT TO RH-2 (RESIDENTIAL HOUSE, TWO-FAMILY DISTRICT).
(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 4, 1982)

Passed motion to continue to January 6, 1983 Vote: 6-0
Absent: Salazar

2:00 P.M. (Cont)

8. 82.196VE - 1-5 BEAVER STREET AT NOE, LOTS 8, 8A IN ASSESSOR'S BLOCK 3561; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR RESUBDIVISION OF FORMER LOT 8 INTO LOTS 8 and 8A, CONSTRUCTION ON LOT 8 OF A 4-STORY BUILDING CONSISTING OF THREE DWELLING UNITS ABOVE 1,200 SQUARE FEET OF COMMERCIAL SPACE AND THREE PARKING SPACES, REQUIRING A VARIANCE.
(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 4, 1982)

Passed motion to continue to January 6, 1983 Vote: 6-0
Absent: Salazar

9. 82.173RD - 15 LOCATIONS THROUGH THE CITY - REVIEW OF CONSISTENCY WITH THE MASTER PLAN FOR USE OF SIDEWALK SPACE FOR CONSTRUCTION OF MUNI OPERATORS' TOILETS AT THE FOLLOWING LOCATIONS: 1. BAY & TAYLOR, 2. VAN NESS & NORTH POINT, 3. CHESTNUT & FILLMORE, 4. LYON & GREENWICH, 5. JACKSON & FILLMORE, 6. 6TH & CALIFORNIA, 7. 33RD & GEARY, 8. STANYAN & WALLER, 9. 46TH & NORIEGA, 10. 46TH & WAWONA, 11. MISSION & GENEVA, 12. ARLETA & BAYSHORE, 13. THIRD & PALOU, 14. 30TH & CHURCH, 15. CORTLAND & BAYSHORE.

Passed motion to continue to January 6, 1983 Vote: 6-0
Absent: Salazar

The following cases were officially advertised at 2:00 P.M. and 2:30 P.M., however, it is expected that Items 2 and 3 will not be completed until 3:00 P.M. The hearing on Items 10 through 20 will not commence until 3:00 P.M. or after.

10. 82.546ZC - 2155 MISSION STREET, EAST SIDE BETWEEN 17TH AND 18TH STREETS, WESTERLY HALF OF LOT 36 IN ASSESSOR'S BLOCK 3575 - REQUEST FOR RECLASSIFICATION FROM A C-2 (COMMUNITY BUSINESS) TO A C-M (HEAVY COMMERCIAL) DISTRICT.

Approved Resolution No. 9568 Vote: 5-0
Absent: Klein and Salazar

11. 82.546ZC - 2155 MISSION AND 266 CAPP STREET, A THROUGH LOT BETWEEN 17TH AND 18TH STREETS, LOT 36 IN ASSESSOR'S BLOCK 3575 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT 38 DWELLING UNITS IN A C-2 (COMMUNITY BUSINESS) AND C-M (HEAVY COMMERCIAL) DISTRICT PROPOSED FOR RECLASSIFICATION TO A C-M DISTRICT IN ITS ENTIRETY.

Approved Motion No. 9569M Vote: 5-0
Absent: Klein and Salazar

2:00 P.M. (Cont)

12. 82.516C - 207 SKYLINE BOULEVARD, NORTH SIDE BETWEEN ZOO ROAD AND THE GREAT HIGHWAY, LOT 1 IN ASSESSOR'S BLOCK 7283 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT AN ADDITION TO A COMMUNITY FACILITY (RECREATION CENTER FOR THE HANDICAPPED) IN A P (PUBLIC USE DISTRICT).

Approved Motion No. 9570M Vote: 6-0
Absent: Salazar

13. 82.491C - 558 CAPP STREET, WEST SIDE BETWEEN 20TH AND 21ST STREETS, LOT 38 IN ASSESSOR'S BLOCK 3610 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR AN EXISTING COMMUNITY FACILITY (CAPP STREET FOUNDATION) IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved Motion No. 9572M Vote: 6-0
Absent: Salazar

14. 82.500CV - 380 - 21ST AVENUE, EAST SIDE BETWEEN GEARY BOULEVARD AND CLEMENT STREET, LOT 24 IN ASSESSOR'S BLOCK 1452 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT EXPANSION OF CHILD CARE FACILITY IN AN RM-1 (MIXED RESIDENTIAL, LOW DENSITY) DISTRICT.

Approved Motion No. 9573M Vote: 6-0
Absent: Salazar

15. 82.236EC - 1083 CLAY STREET, SOUTH SIDE, EAST OF MASON STREET, LOT 14 IN ASSESSOR'S BLOCK 223 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT A STRUCTURE OVER 40 FEET IN HEIGHT (APPROXIMATELY 65 FEET HIGH) IN AN RM-3 (MIXED RESIDENTIAL, MEDIUM DENSITY) DISTRICT.

Approved Motion No. 9574M V: 6-0
Absent: Salazar

16. 82.499C - PIER 39, LOT 39 IN ASSESSOR'S BLOCK 990 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR (1) REMOVAL OF EXISTING FLOATING TIRE BREAKWATER AND CONSTRUCTION OF A PERMANENT CONCRETE BREAKWATER (2) RECONFIGURATION OF THE EAST MARINA TO PROVIDE FOR THE ADDITION OF APPROXIMATELY 38 NEW SLIPS, AND (3) ADDITION TO THE EAST PARK AREA AND BAY ACCESS FROM PIER 37 TO PIER 35 IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND THE NORTHERN WATERFRONT SPACIAL USE DISTRICT #1.

Passed Motion to continue indefinitely Vote: 6-0
Absent: Salazar

2:00 P.M. (Cont)

17. 82.531C - 1177 CALIFORNIA STREET, SOUTHEAST CORNER AT JONES STREET (GRAMERCY TOWERS) ALL OF ASSESSOR'S BLOCK 253A - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE TO PERMIT LIVE ENTERTAINMENT IN AN EXISTING COCK-TAIL LOUNGE IN AN RM-4 (MIXED RESIDENTIAL, HIGH DENSITY) DISTRICT AND IN THE NOB HILL SPECIAL USE DISTRICT.

Passed motion to continue to January 13, 1983 Vote: 6-0

Absent: Salazar

18. 81.175EDA - 466 BUSH STREET, DESIGNATED LANDMARK NO. 143, FIRE DEPARTMENT OLD STATION NO. 2 AT 466 BUSH STREET, LOT 33 IN ASSESSOR'S BLOCK 270 - APPLICATION FOR AN ALTERNATIVE DOOR/ENTRANCE DESIGN TREATMENT, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD FOR DISAPPROVAL.

Passed motion to continue to December 9, 1982 Vote: 6-0

Absent: Salazar

19. 82.450C - 719 SCOTT STREET, WEST SIDE BETWEEN FULTON AND GROVE STREETS, LOT 1 IN ASSESSOR'S BLOCK 1181 - REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR A BED AND BREAKFAST INN WITH FIVE GUEST ROOMS IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 4, 1982)

Public testimony taken from the following:

- a. Nancy Destefanis, representing the applicants
- b. Leola King, a neighborhood resident, in support
- c. Leola Gardener, representing the MID-DIVISADERO MERCHANTS ASSOC., in support
- d. Mamie Hale, a neighborhood resident, in support
- e. Tony Taylor, a neighborhood resident, in support
- f. Jim Mosley, a neighborhood resident, in support
- g. Mark Ducca, representing the Hayes Valley Community Development Corporation, in support
- h. Charles Tuth, a neighborhood resident, in support
- i. Andrea Begines, a neighborhood resident, in support
- j. Earl Moss, representing the Victorian Alliance, in support

Passed motion of intent to approve/continued to December 9, 1982

Vote: 6-0

Absent: Salazar

2:00 P.M. (Cont)

20. 82.380U - 1748 HAIGHT STREET, NORTHWEST CORNER AT COLE STREET, LOT 7 IN ASSESSOR'S BLOCK 1229, IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE HAIGHT STREET SPECIAL USE DISTRICT - MODIFICATION OF RESOLUTION NO. 8507 AUTHORIZING A PLACE OF ENTERTAINMENT FOR THE "I" BEAM TO REFLECT THE INTENT OF SAID AUTHORIZATION TO PERMIT CONTINUANCE OF THE "I" BEAM AT ITS CURRENT LEVEL OF AUTHORIZATION. THE PROPOSED MODIFICATION WOULD CHANGE CONDITION 3 OF SAID RESOLUTION TO READ: "NOISE FROM THIS PLACE OF ENTERTAINMENT SHALL NOT CONSTITUTE A PUBLIC NUISNACE. NOISE NOT EXCEEDING THE SOUND PRESSURE LEVEL OF THE CURRENT OPERATION MEASURED BY A LICENSED ACOUSTICAL CONSULTANT ON SEPTEMBER 6, 1982 ON FILE AS EXHIBIT A AND WITHIN STANDARDS SET BY APPLICABLE CITY NOISE ORDINANCES SHALL BE ~~DEEMED~~ IN COMPLIANCE WITH THIS CONDITION".

(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 18, 1982)

Disapproved (modification) Motion No. 9575M Vote: 6-0
Absent: Salazar

4:00 P.M.

21. 82.552D - 831 CLEMENT STREET BETWEEN 9TH AND 10TH AVENUES; CONSIDERATION OF REQUEST FOR DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8208556 FOR-CONVERSION OF VACANT STOREFRONT TO A MINI-BRANCH BANK OFFICE.

Passed motion to take Discretionary Review Vote: 6-0
Absent: Salazar

22. 82552D - 831 CLEMENT STREET BETWEEN 9TH AND 10TH AVENUES. DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8208556, DESCRIBED ABOVE.

Public testimony taken from the following:

- a. Johnathan Baulkey, President of the Planning Association of the Richmond, in opposition
- b. Maureen O'Roarke, in opposition
- c. Susan Danielson, in opposition
- d. John Erskine and Mike Schmidt, representing the project sponsor

Disapproved Motion No. 9571M Vote: 6-0
Absent: Salazar

Adjourned at 7:40 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS,
PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY,
CITY PLANNING COMMISSION, AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD
THURSDAY
DECEMBER 9, 1982
ROOM 282, CITY HALL
1:30 P.M.

PRESENT: Commissioners Bierman, Karasick, Kelleher, Klein, Nakashima
Rosenblatt and Salazar.

ABSENT: None.

12:00 NOON

FIELD TRIP - TO VIEW THE SITES OF MATTERS SCHEDULED FOR FUTURE CONSIDERATION
OF THE CITY PLANNING COMMISSION.

Cancelled.

1:30 P.M.

1. Current Matters

A. Director's Report

1. CONSIDERATION OF A RESOLUTION REGARDING THE PROPOSED SOUTHERN PACIFIC
COMMUTER RAIL EXTENSION TO THE FERRY BUILDING.

Public testimony taken from the following:

- a. Norm Kelly, representing CALTRANS
- b. Doris Kahn, representing the Metropolitan Transportation
Commission, in support
- c. Jack Morrison, member of the Port Commission, in support
- d. Victor Weiser, representing the California Public Utilities
Commission, in support
- e. Bill Oach, representing the United Transportation Union,
in support
- f. Paul Gordenov, representing the Peninsula Commuters Action
Committee, in support
- g. Dick Sklar, representing the San Francisco MUNI, in support
- h. Charles Gill, representing Gerson Bakar and Associates,
in opposition
- i. Joyce Hall, a Visitation Valley resident
- j. Robert Katz, a resident of Telegraph Hill, in opposition
- k. Frank Cannizzaro, representing the S.F. Redevelopment Agency,
in opposition
- l. Herbert Zelinsky, in opposition
- m. Norman Rolph, representing S.F. Tomorrow, in support
- n. Fred Barton, representing CALTRANS
- o. Tony Buzzoni, representing the S.F. MUNI, in support

Passed motion to continue to December 16, 1982 Vote: 7-0

1:30 P.M. (Cont)

1. Current Matters (Cont)

A. Director's Report

2. CONSIDERATION OF A RESOLUTION AUTHORIZING THE DIRECTOR OF PLANNING TO SUBMIT A SUPPLEMENTAL REQUEST TO FILL VACANT BUDGETED POSITIONS.

Approved Resolution No. 9576 Vote: 5-0
Absent: Klein and Salazar

B. Commissioners' Questions and Matters

2:00 P.M.

2. 82.450C - 719 SCOTT STREET - APPROVAL OF MOTION TO APPROVE BED AND BREAKFAST INN WITH FIVE GUEST ROOMS IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT.
(CONTINUED FROM THE REGULAR MEETING OF DECEMBER 2, 1982)

Approved/conditions Motion No. 9577M Vote: 7-0

3. 82.234EVA - BELT LINE RAILROAD ROUNDHOUSE AND SANDHOUSE (CITY LANDMARK #114), BLOCK BOUNDED BY SANSOME STREET, LOMBARD STREET AND THE EMBARCADERO; LOT 1 IN ASSESSOR'S BLOCK 58; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED REHABILITATION OF THE ABOVE PROJECT, TO CONTAIN ABOUT 19,300 SQUARE FEET OF OFFICE SPACE AND 1,400 SQUARE FEET OF RETAIL SPACE, RESPECTIVELY AND CONSTRUCTION OF A NEW 4-STORY, 27,300 SQUARE FEET OFFICE/RETAIL BUILDING; FOR A TOTAL OF 48,000 SQUARE FEET OF DEVELOPMENT.
(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 18, 1982)

Passed motion to continue to December 16, 1982 Vote: 6-0
Absent: Salazar

4. 82.234EVA - BELT LINE RAILROAD ROUNDHOUSE AND SANDHOUSE (CITY LANDMARK #114), BLOCK BOUNDED BY SANSOME STREET, LOMBARD STREET AND THE EMBARCADERO; LOT 1 IN ASSESSOR'S BLOCK 58; CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS FOR ALTERATION AND NEW CONSTRUCTION OF A 4-STORY OFFICE BUILDING, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD FOR APPROVAL.
(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 18, 1982)

Passed motion to continue to December 16, 1982 Vote: 6-0
Absent: Salazar

5. 82.508L - 620 JONES STREET (GAYLORD HOTEL), LOT 36 IN ASSESSOR'S BLOCK 305, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD, TO CONSIDER PROPOSING TO THE BOARD OF SUPERVISORS THE ABOVE BUILDING AND SITE AS A LANDMARK PURSUANT TO ARTICLE 10 OF THE CITY PLANNING CODE.

Approved Resolution No. 9578 Vote: 7-0

2:00 P.M. (Cont)

6. 81.175EA - 466 BUSH STREET, DESIGNATED LANDMARK NO. 143, FIRE DEPARTMENT OLD STATION NO. 2 AT 466 BUSH STREET, LOT 33 IN ASSESSOR'S BLOCK 270 - APPLICATION FOR AN AMENDMENT TO AN APPROVED CERTIFICATE OF APPROPRIATENESS, FOR AN ALTERNATIVE DOOR/ENTRANCE DESIGN TREATMENT, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD FOR DISAPPROVAL.

(CONTINUED FROM THE REGULAR MEETING OF DECEMBER 2, 1982)

Passed motion to continue to December 16, 1982 Vote: 6-0

Absent: Salazar

7. 82.503R - 246-250 EDDY STREET, NORTHSIDE BETWEEN JONES AND TAYLOR, LOT 6 IN ASSESSOR'S BLOCK 332; REVIEW FOR CONFORMITY WITH THE MASTER PLAN OF ACQUISITION OF AN EXISTING COMMERCIAL BUILDING FOR CONVERSION TO RECREATIONAL USE.

Passed motion finding Master Plan conformity Vote: 6-0

Absent: Salazar

8. 81.461E - 333 BUSH STREET, INCLUDING FRONTAGE ON TRINITY STREET, LOTS 20-23, 26 AND 28 IN ASSESSOR'S BLOCK 288; CONDITIONAL USE FOR A 38-STORY, 500-FOOT-TALL BUILDING INCLUDING ABOUT 521,800 SQUARE FEET OF OFFICE 10,700 SQUARE FEET OF RETAIL, 56 RESIDENTIAL CONDOMINIUMS, 100 PARKING SPACES AND 10 LOADING/SERVICE SPACES, TOTALING 634,000 GROSS SQUARE FEET INCLUDING DEMOLITION OF 5 BUILDINGS INCLUDING THE B-RATED FINANCIAL CENTER GARAGE.

Passed motion to continue to December 16, 1982 Vote: 6-0

Absent: Salazar

3:00 P.M.

9. 82.479C - 111 CHESTNUT STREET, ENTIRE BLOCK BOUNDED BY CHESTNUT, MONTGOMERY, LOMBARD AND SINTHROP STREETS, LOTS 1 AND 3 IN ASSESSOR'S BLOCK 60; REQUEST FOR AUTHORIZATION OF CONDITIONAL USE FOR EXCEPTION TO THE BULK LIMITS AND A PLANNED UNIT DEVELOPMENT WITH DEVIATIONS FROM THE OPEN SPACE REQUIREMENTS FOR A RESIDENTIAL PROJECT IN A C-2 (COMMUNITY BUSINESS) DISTRICT AND AN 84-E HEIGHT AND BULK DISTRICT.

Passed motion of intent to approve and continued to December 16, 1982

Vote: 7-0

4:00 P.M.

10. 82.294I - SAINT MARY'S HOSPITAL, 450 STANYAN STREET, EAST SIDE BETWEEN HAYES AND FULTON STREETS; LOTS 19, 20, 29A, 36 AND 37 IN ASSESSOR'S BLOCK 1191 AND LOTS 11, 11A AND 14 IN ASSESSOR'S BLOCK 1213; PUBLIC HEARING ON THIS INSTITUTIONAL MASTER PLAN FOR THE ABOVE; PARTLY IN AN RH-3 (HOUSE, THREE FAMILY) DISTRICT AND PARTLY IN AN RM-2 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT; APPLICABLE HEIGHT AND BULK DISTRICTS ARE 65-A, 80-D, 80-E AND 130-E.
(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 18, 1982)

Public testimony taken from the following:

- a. David Berg, Director of Planning for St. Mary's Hospital
- b. Oshar Moe, President of the Stanyan/Fulton Association
- c. Dale Carlson, a neighborhood resident
- d. Doug Engmann, a neighborhood resident
- e. Lorraine Bader, a neighborhood resident
- f. Joel Van Tresca, President of the Haight-Ashbury Neighborhood Council
- g. Calvin Welch
- h. Tom More, former Executive Director of the WestBay Health Systems Agency
- i. Kenneth Brown, a neighborhood resident
- j. Lonnie Bader, a neighborhood resident
- k. John Bardis, President of the Inner Sunset Action Committee
- l. Sue Hestor
- m. Edward Farrell, a neighborhood resident

Public hearing completed - no action required

DECEMBER 9, 1982

4:00 P.M. (Cont)

11. 81.403ED - 814-828 STOCKTON STREET, BETWEEN SACRAMENTO AND CLAY STREETS, AND ABUTTING HANG AH ALLEY, AND PAGODA PLACE, LOT 14 IN ASSESSOR'S BLOCK 225; DISCRETIONARY REVIEW OF BUILDING PERMIT APPLICATION NO. 8207774-S IN THE DOWNTOWN INTERIM SPECIAL REVIEW AREA TO CONSTRUCT A 12-STORY BUILDING CONTAINING 29 RESIDENTIAL CONDOMINIUMS, 3,460 SQUARE FEET OF OFFICE SPACE, 3,260 SQUARE FEET OF RETAIL SPACE IN THE C-3-G (DOWNTOWN GENERAL COMMERCIAL) DISTRICT AND 160-F HEIGHT AND BULK DISTRICT.

(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 18, 1982)

Passed motion to continue to January 20, 1983 Vote: 6-0
Absent: Salazar

12.

82.279Q - 3734-36 BRODERICK STREET, EAST SIDE BETWEEN MARINA BOULEVARD AND JEFFERSON STREET, LOT 16 IN ASSESSOR'S BLOCK 911 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 4-UNIT CONDOMINIUM CONVERSION SUBDIVISION AND FOR CONSIDERATION OF A PROPOSED EXCEPTION FROM MODERATE-INCOME PRICE RESTRICTIONS OF SUBDIVISION CODE SECTION 1341 IN AN RH-2 (HOUSE, TWO-FAMILY DISTRICT).

(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 18, 1982)

Passed motion to continue to January 13, 1983 Vote: 7-0

13. 82.321Q - 1336-38 SHRADER STREET, EAST SIDE BETWEEN ALMA STREET AND RIVOLI AVENUE, LOT 16 IN ASSESSOR'S BLOCK 1284 - REVIEW FOR CONSISTENCY WITH MASTER PLAN FOR A 2-UNIT CONDOMINIUM CONVERSION SUBDIVISION AND FOR CONSIDERATION OF A PROPOSED EXCEPTION FROM MODERATE-INCOME PRICE RESTRICTIONS OF SUBDIVISION CODE SECTION 1341 IN AN RH-2 (HOUSE, TWO-FAMILY) DISTRICT.

(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 18, 1982)

Passed motion to continue to January 13, 1983 Vote: 7-0

4:30 P.M.

14. 82.264U - 3917 - 24TH STREET, SOUTH SIDE BETWEEN SANCHEZ AND NOE STREETS, LOT 38 IN ASSESSOR'S BLOCK 6508; REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A RESTAURANT EXPANSION TO PERMIT INCREASE OF OCCUPANCY FROM F-2 (LESS THAN 50 PERSONS) TO B-3 (MORE THAN 50 PERSONS), INCLUDING ADDITION OF A DECK IN THE REAR OF THE BUILDING AND ACCESSORY OFFICE SPACE TO RESTAURANT ON SECOND FLOOR IN AN RC-1 (RESIDENTIAL-COMMERCIAL COMBINED, LOW DENSITY) DISTRICT IN THE 24TH STREET/NOE VALLEY SPECIAL USE DISTRICT.

(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 18, 1982)

Passed motion to continue to January 13, 1983 Vote: 7-0

4:30 P.M. (Cont)

15. 82.487U - 444-48 CASTRO STREET, WEST SIDE BETWEEN MARKET AND 18TH STREETS, LOT 6 IN ASSESSOR'S BLOCK 2647 - REQUEST FOR AUTHORIZATION OF SPECIAL USE FOR A FINANCIAL OFFICE (RELOCATION OF AN EXISTING SAVINGS AND LOAN OFFICE) IN A C-2 (COMMUNITY BUSINESS) DISTRICT IN THE CASTRO STREET SPECIAL USE DISTRICT.
(CONTINUED FROM THE REGULAR MEETING OF NOVEMBER 18, 1982)

Passed motion to continue to January 6, 1983 Vote: 7-0

Adjourned at 7:15 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS,
PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY,
CITY PLANNING COMMISSION, AT 558-4656.

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SAN FRANCISCO
CITY PLANNING COMMISSION
SUMMARY OF THE
REGULAR MEETING
HELD THURSDAY
DECEMBER 16, 1982
ROOM 282, CITY HALL
1:30 P.M.

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PRESENT: Commissioners Bierman, Karasick, Klein, Moore, Nakashima,
Rosenblatt and Salazar.

1:30 P.M.

1. Current Matters

A. Director's Report

1. INFORMATIONAL PRESENTATION OF FLOOR AREA REDUCTIONS AND DESIGN MODIFICATIONS FOR THE "MARATHON PROJECT" AT 2ND AND FOLSOM STREETS, PURSUANT TO CITY PLANNING COMMISSION RESOLUTION NO. 9396 ADOPTED MAY 20, 1982.

No Action Required

2. CONSIDERATION OF A RESOLUTION REGARDING THE PROPOSED SOUTHERN PACIFIC COMMUTER RAIL EXTENSION TO THE FERRY BUILDING.
(CONTINUED FROM THE REGULAR MEETING OF DECEMBER 9, 1982)

Approved
NO: Salazar

Motion No. 9580M

Vote: 6-1

3. R80.8 - WATHAM STREET - REFERRAL FOR VEHICLE EASEMENT ACROSS DESIGNATED PUBLIC OPEN SPACE

Passed motion to continue indefinitely

Vote: 7-0

4. INFORMATIONAL PRESENTATION OF DOWNTOWN PARKING SURVEY AND "PERIPHERAL PARKING: OPPORTUNITIES IN THE SOUTH OF MARKET AREA".

No Action Required

5. CONSIDERATION OF A RESOLUTION TO AUTHORIZE THE DIRECTOR OF PLANNING ON BEHALF OF THE TRANSPORTATION POLICY GROUP, TO APPLY FOR, ACCEPT AND EXPEND ADDITIONAL FUNDS FROM THE FEDERAL HIGHWAY ADMINISTRATION IN SUPPORT OF THE DOWNTOWN PEDESTRIAN SAFETY PROGRAM.

Approved
Absent: Salazar

Resolution No. 9579

Vote: 6-0

B. Commissioners' Questions and Matters

2:00 P.M.

2. The following cases are proposed for continuation to January 6, 1983:

81.442U - 2367 MARKET STREET
82.515U - 2257 MARKET STREET
81.530U - 526 CASTRO STREET
82.571U - 2217 MARKET STREET
82.574U - 3813 24TH STREET
82.576U - 2275 MARKET STREET
82.577U - 3150 24TH STREET

Passed motion to continue to January 6, 1983 Vote: 7-0

3. 82.234EVA - BELT LINE RAILROAD ROUNDHOUSE AND SANDHOUSE (CITY LANDMARK #114), BLOCK BOUNDED BY SANSOME STREET, LOMBARD STREET AND THE EMBARCADERO; LOT 1 IN ASSESSOR'S BLOCK 58; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR THE PROPOSED REHABILITATION OF THE ABOVE PROJECT, TO CONTAIN ABOUT 19,300 SQUARE FEET OF OFFICE SPACE AND 1,400 SQUARE FEET OF RETAIL SPACE, RESPECTIVELY AND CONSTRUCTION OF A NEW 4-STORY, 27,300 SQUARE FEET OFFICE/RETAIL BUILDING; FOR A TOTAL OF 48,000 SQUARE FEET OF DEVELOPMENT.
(CONTINUED FROM THE REGULAR MEETING OF DECEMBER 9, 1982)

Appeal withdrawn - No action required

4. 82.234EVA - BELT LINE RAILROAD ROUNDHOUSE AND SANHOUSE (CITY LANDMARK #114), BLOCK BOUNDED BY SANSOME STREET, LOMBARD STREET AND THE EMBARCADERO; LOT 1 IN ASSESSOR'S BLOCK 58; CONSIDERATION OF CERTIFICATE OF APPROPRIATENESS FOR ALTERATION AND NEW CONSTRUCTION OF A 4-STORY OFFICE BUILDING, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD FOR APPROVAL.
(CONTINUED FROM THE REGULAR MEETING OF DECEMBER 9, 1982)

Passed motion to continue to January 20, 1983 Vote: 7-0

5. 81.461E - 333 BUSH STREET, INCLUDING FRONTAGE ON TRINITY STREET, LOTS 20-23, 26 AND 28 IN ASSESSOR'S BLOCK 288; CONSIDERATION OF CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT TO CONSTRUCT A 38-STORY, 500-FOOT-TALL BUILDING INCLUDING ABOUT 521,800 SQUARE FEET OF OFFICE, 10,700 SQUARE FEET OF RETAIL, 56 RESIDENTIAL CONDOMINIUMS, 100 PARKING SPACES AND 10 LOADING/SERVICE SPACES, TOTALLING 634,000 GROSS SQUARE FEET INCLUDING DEMOLITION OF 5 BUILDINGS INCLUDING THE B-RATED FINANCIAL CENTER GARAGE.

Approved
No: Bierman

Notion No. 9581M Vote: 6-1

2:00 P.M. (Cont)

6. 81.461ECU - 333 BUSH STREET, INCLUDING FRONTAGE ON TRINITY STREET, LOTS 20-23, 26 AND 28 IN ASSESSOR'S BLOCK 288; CONDITIONAL USE FOR A 38-STORY 500-FOOT-TALL BUILDING INCLUDING ABOUT 521,800 SQUARE FEET OF OFFICE, 10,700 SQUARE FEET OF RETAIL, 56 RESIDENTIAL CONDOMINIUMS, 100 PARKING SPACES AND 10 LOADING/SERVICE SPACES, TOTALLING 634,000 GROSS SQUARE FEET INCLUDING DEMOLITION OF 5 BUILDINGS INCLUDING THE B-RATED FINANCIAL CENTER GARAGE.
(CONTINUED FROM THE REGULAR MEETING OF DECEMBER 9, 1982)

Approved Motion No. 9581M
No: Nakashima

Vote: 6-1

NOTE: A CERTIFIED COURT REPORTER WAS PRESENT. AN OFFICIAL TRANSCRIPT HAS BEEN COMPLETED AND IS AVAILABLE FOR REFERENCE PURPOSES IN THE FILES OF THE DEPARTMENT OF CITY PLANNING.

3:15 P.M.

7. 82.490C - 2333 BUCHANAN STREET (PACIFIC MEDICAL CENTER), LOTS 2 AND 29 IN ASSESSOR'S BLOCK 613 AND LOT 1 IN ASSESSOR'S BLOCK 628 - REQUEST FOR CONDITIONAL USE AUTHORIZATION FOR (1) ENCLOSURE OF APPROXIMATELY 1,450 SQUARE FEET OF THE EXISTING ROOF DECK AT LEVEL FOUR OF PRESBYTERIAN HOSPITAL FOR A RECREATION AND STUDY AREA FOR PATIENTS IN THE PEDIATRIC ONCOLOGY UNIT, (2) ENCLOSURE OF APPROXIMATELY 1,500 SQUARE FEET OF THE EXISTING ROOF DECK ALSO AT LEVEL FOUR TO PROVIDE AN EXERCISE AND TRAINING AREA AND (3) RESTRIPIING THE BUCHANAN STREET PARKING LOT TO ACCOMMODATE 38 CARS INSTEAD OF THE 29 SPACES CURRENTLY AUTHORIZED IN AN RM-1 (MIXED RESIDENTIAL, MODERATE DENSITY) DISTRICT. LOT 2 IN ASSESSOR'S BLOCK 613 IN AN RM-1 DISTRICT.

Passed motion to continue to January 6, 1983 Vote: 7-0

- 7.a 82.236 - 1083 CLAY STREET, SOUTH SIDE BETWEEN MASON AND POWELL STREETS, LOT 14 IN ASSESSOR'S BLOCK 223; RECONSIDERATION OF CONDITIONAL USE AUTHORIZATION FOR A STRUCTURE EXCEEDING 40 FEET IN HEIGHT IN AN RH-3 (HOUSE, THREE-FAMILY) DISTRICT GRANTED PURSUANT TO AN IMPROPERLY ADVERTISED PUBLIC HEARING.

Passed motion rescinding previous action (Motion No. 9574M) Vote: 7-0

3:45 P.M.

8. 82.212ED - 350 GOUGH STREET AT HAYES STREET, LOT 9 IN ASSESSOR'S BLOCK 816; APPEAL OF THE PRELIMINARY NEGATIVE DECLARATION FOR INTERIOR ALTERATIONS TO CONVERT A 25-UNIT, 3-STORY RESIDENTIAL BUILDING TO OFFICE SPACE, WITH RETENTION OF SOME COMMERCIAL SPACE AT STREET LEVEL, REQUIRING A PARKING VARIANCE AND BUILDING PERMIT APPLICATION NO. 8110944.

Passed motion to continue to January 20, 1983 Vote: 6-0
Absent: Salazar

4:00 P.M.

9. EE81.62 - "J" LINE CONNECTION; PUBLIC HEARING OF DRAFT EIR AND EIS FOR CONNECTION OF 30TH AND CHURCH STREETS TO THE MUNI METRO CENTER AT OCEAN AND SAN JOSE AVENUES.

Public testimony was taken from the following:

- a. Luther Freeman, representing the San Francisco MUNI Railway
- b. Mary Ward, President of J.O.S.E.
- c. John Cavanaugh, resident of the area
- d. Mr. Cohen, a resident of the area
- e. Mr. Fraley, a resident of the area
- f. Sue Cohen, a resident of the area
- g. Norman Rolph, representing S.F. Tomorrow
- h. Alice Gidarley, a resident of the area
- i. Mrs. Lusick, a resident of the area
- j. Mrs. Schroder, a resident of the area

Passed motion to close the public hearing Vote: 4-0

Absent: Klein, Moore & Salazar

10. 81.175EA - 466 BUSH STREET, DESIGNATED LANDMARK NO. 143, FIRE DEPARTMENT OLD STATION NO. 2 AT 466 BUSH STREET, LOT 33 IN ASSESSOR'S BLOCK 270 - APPLICATION FOR AN AMENDMENT TO AN APPROVED CERTIFICATE OF APPROPRIATENESS, FOR AN ALTERNATIVE DOOR/ENTRANCE DESIGN TREATMENT, ACTING ON THE RECOMMENDATION OF THE LANDMARKS PRESERVATION ADVISORY BOARD FOR DISAPPROVAL.

(CONTINUED FROM THE REGULAR MEETING OF DECEMBER 9, 1982)

Disapproved Resolution No. 9583 Vote: 4-0

Absent: Klein, Moore & Salazar

11. CONSIDERATION OF RESOLUTION CONFIRMING HOUSING CREDITS GRANTED IN CONNECTION WITH 655 MONTGOMERY STREET OFFICE PROJECT.

Approved Motion No. 9582M Vote: 4-0

Absent: Klein, Moore, Salazar

Adjourned: 9:30 P.M.

NOTE: FOR INFORMATION RELATED TO ANY OF THE ABOVE MATTERS, PLEASE CALL LEE WOODS, ADMINISTRATIVE SECRETARY, CITY PLANNING COMMISSION, AT 558-4656.

